



Full Council

Members are invited to an **Extraordinary Meeting of the Full Council** to be held in the Deben Conference Room, East Suffolk House, Melton on **Wednesday, 28 June 2023 at 6:30 pm**

This meeting will be broadcast to the public via the East Suffolk YouTube Channel at <https://youtube.com/live/mcZvftbXXls?feature=share>

Members:

All Councillors

An Agenda is set out below.

Part One – Open to the Public

Pages

- | | | |
|----------|--|----------------|
| 1 | Apologies for Absence
To receive apologies for absence, if any. | |
| 2 | Declarations of Interest
Members and Officers are invited to make any declarations of interests, and the nature of that interest, 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. | |
| 3 | Announcements
To receive any announcements from the Chairman, the Leader of the Council, members of the Cabinet, or the Chief Executive, in accordance with Council Procedure Rule 5.1(e). | |
| 4 | Adoption of the East Suffolk Community Infrastructure Levy (CIL) Charging Schedule, East Suffolk CIL Instalment Policy and East Suffolk CIL Discretionary Social Housing Relief Policy ES/1543
Report of the Cabinet Member with responsibility for Planning and Coastal Management and the Cabinet Member with responsibility for Resources and Value for Money. | 1 - 130 |

Part One – Open to the Public

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- 5 **Rushmere St Andrew and Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plans ES/1544** **131 - 242**
Report of the Cabinet Member with responsibility for Planning and Coastal Management.
- 6 **Exempt/Confidential Items**
It is recommended that under Section 100A(4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1 and 3 of Part 1 of Schedule 12A of the Act.

Part Two – Exempt/Confidential

Pages

- 7 **Acquisition of a Commercial Asset - Lowestoft**
• Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Close



Chris Bally, Chief Executive

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FULL COUNCIL

Wednesday, 28 June 2023

Subject	Adoption of the East Suffolk Community Infrastructure Levy (CIL) Charging Schedule, East Suffolk CIL Instalment Policy and East Suffolk CIL Discretionary Social Housing Relief Policy
Report of	Cllr Kay Yule, Cabinet Member for Planning and Coastal Management Cllr Vince Langdon-Morris, Cabinet Member for Resources and Value for Money
Supporting Officers	Nick Khan, Strategic Director Nick.khan@eastsoffolk.gov.uk Philip Ridley, Head of Planning and Coastal Management Philip.ridley@eastsoffolk.gov.uk Adam Nicholls, Principal Planner (Policy and Delivery) Adam.nicholls@eastsoffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

That Council resolves to 'adopt' (bring into effect) the East Suffolk Community Infrastructure Levy (CIL) Charging Schedule, along with the East Suffolk CIL Instalment Policy and the East Suffolk CIL Discretionary Social Housing Relief Policy.

CIL is a charge which can be levied by local authorities on new development in their area, to help support the infrastructure needed to support development in their area. The Council currently has two separate CIL Charging Schedules (for the former districts of Waveney and Suffolk Coastal), plus associated Instalment and Discretionary Social Housing Relief policies (again, for each former district). The Broads Authority Executive Area is excluded from the Waveney CIL Charging Schedule (and therefore CIL does not apply there).

The East Suffolk CIL Charging Schedule, which covers all of East Suffolk (apart from the Broads Authority Executive Area), will help to deliver infrastructure to support the housing and other growth set out in the Waveney Local Plan (adopted in March 2019) and the Suffolk Coastal Local Plan (adopted in September 2020), as well as any growth set out in 'made' (adopted) Neighbourhood Plans.

The CIL Charging Schedule sets out five separate CIL Charging Zones for residential purposes, ranging from £0 to £300 per square metre. There are also eight 'strategic' Local Plan site allocations, which each have their own bespoke rates. CIL rates are also set for other kinds of development, including shops, offices and holiday accommodation.

In accordance with the relevant regulations, the draft CIL Charging Schedule was subject to independent examination from July 2022 to April 2023. The Examiner has recommended in his report (see **Appendix A**) that the CIL Charging Schedule be approved (and subsequently adopted), subject to three modifications being made: i) to reflect parish boundary changes which came into effect on April 2023; ii) to correct a minor labelling error; and iii) to set the CIL rate for the Beccles and Worlingham Garden Neighbourhood strategic site to zero (£0).

In order to bring the East Suffolk CIL Charging Schedule into effect, Full Council must so resolve. It is recommended that, to allow appropriate time to transition from the current CIL Charging Schedules (whose CIL rates are, in most cases, different), it comes into effect on 1st August 2023.

There is no requirement for the East Suffolk CIL Instalment Policy and East Suffolk CIL Discretionary Social Housing Relief Policy to be independently examined. It is recommended that they too come into effect on 1st August 2023.

Options:

Bring the East Suffolk CIL Charging Schedule (reflecting the modifications recommended by the Examiner), Instalment Policy and Discretionary Social Housing Relief Policy into effect on 1st August 2023. This would mean the Council has an up-to-date CIL Charging Schedule covering the entire East Suffolk area (excluding the Broads Authority Executive Area), plus up-to-date supporting policies.

To not bring the East Suffolk CIL Charging Schedule, Instalment Policy and Discretionary Social Housing Relief Policy into effect. This would mean that the current Waveney and Suffolk Coastal CIL Charging Schedules (plus associated Instalment and Discretionary

Social Housing Relief policies) would continue to be used. However, this would be a missed opportunity to have consistent and up-to-date documents covering the entire East Suffolk area (excluding the Broads Authority area). Due to the current CIL rates being generally lower, it would also mean that a significantly lower level of CIL would be raised overall, thus not enabling as much money to be directed to help deliver growth-supporting infrastructure. Lower funding for infrastructure may also affect delivery of the planned growth in the Local Plans, in particular strategic sites.

Recommendations:

1. That Council resolves to approve:
 - a. the East Suffolk CIL Charging Schedule (allowing for the modifications recommended by the Examiner to address the areas of non-conformity with the legislative drafting requirements);
 - b. the East Suffolk CIL Instalment Policy; and
 - c. the East Suffolk CIL Discretionary Social Housing Relief Policy,and bring these three documents into effect on 1st August 2023.
2. That Council resolves to authorise the Head of Planning and Coastal Management, in consultation with the Cabinet Member for Planning and Coastal Management, to make any relevant presentational and typographical amendments to the East Suffolk CIL Charging Schedule, East Suffolk CIL Instalment Policy and East Suffolk CIL Discretionary Social Housing Relief Policy prior to them coming into effect.
3. That Council resolves to authorise the Head of Planning and Coastal Management, in consultation with the Cabinet Member for Planning and Coastal Management, to remedy any “correctable errors” to the East Suffolk CIL Charging (should any be discovered in the period up to six months after the CIL Charging Schedule has been approved).

Corporate Impact Assessment

Governance:

CIL is already in place in East Suffolk (excluding the Broads Authority Executive Area) and the administration of CIL is set out in the relevant legislation; all that would effectively change would be the CIL rates themselves. CIL spending in East Suffolk is governed by the [CIL Spending Strategy](#) (which was most recently amended in September 2022).

ESC policies and strategies that directly apply to the proposal:

There are various policies within the two adopted Local Plans (the [Waveney Local Plan](#) and the [Suffolk Coastal Local Plan](#)) to which CIL is relevant, including, in particular, WLP1.3 (Infrastructure) and SCLP2.2 (Strategic Infrastructure Priorities). Other key strategies include the Council’s [CIL Spending Strategy](#) (approved in January 2020 and updated in September 2022) and the [Infrastructure Funding Statement](#) (most recently published in September 2022).

Environmental:

No direct implications. The draft CIL Charging Schedule will help support growth set out in the adopted Waveney and Suffolk Coastal Local Plans (which themselves were subject to Sustainability Appraisal and Habitats Regulations Assessment). The CIL Charging Schedule does not itself make any land allocations or set any planning policy or environmental requirements directly; however, it is recommended that this is periodically reviewed to ensure that the CIL rates set remain appropriate.

The CIL Charging Schedule has been subject to Strategic Environmental Assessment screening (under the Environmental Assessment of Plans and Programmes Regulations 2004, as amended) and was screened to ascertain whether there would be potential significant effects on European Habitats sites (under the Conservation of Habitats and Species Regulations 2017, as amended). The screening assessments are available at **Appendix B** and **Appendix C** respectively and were consulted on during the consultation on the CIL 'basics' in March and April 2021. No effects were identified, and no consultation responses on the documents asserted otherwise. It is therefore considered that the CIL Charging Schedule will have a neutral environmental impact.

Equalities and Diversity:

No impacts.

An Equality Impact Assessment (EQIA) Screening Opinion was produced to accompany the consultation on the draft CIL Charging Schedule in November 2021 (**Appendix D**). The assessment concluded that there would be no differential negative impacts on those with protected characteristics and no representations were made on the EQIA Screening Opinion. In addition, the Council EQIA has been prepared (reference EQIA516908468). This highlights the fact that the East Suffolk Discretionary Social Housing Relief policy allows for 100% CIL relief for the development of social housing, so is positive for reducing "deprivation/social-economic disadvantage".

Financial:

The production and 'adoption' of the CIL Charging Schedule is covered by the existing budget of the Planning Policy and Delivery Team. As the money raised through CIL charges must be ringfenced for infrastructure spending, by East Suffolk Council, and/or parish/town councils and/or other infrastructure bodies (such as Suffolk County Council) – with the exception of 5% which can be retained by the Council to spend on the administration of CIL (raising charging notices, dealing with queries etc) – the new CIL Charging Schedule will not directly affect the Council's financial position.

Human Resources:

No impacts

ICT:

No impacts

Legal:

The production, examination and bringing into effect ('adoption') of a CIL Charging Schedule is governed by the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If – as in this case – the Examiner has recommended modifications to remedy any areas of non-compliance with the "drafting requirements" of the Act and Regulations, appropriate

modifications must be made to the CIL Charging Schedule by the Council before bringing it into effect.

Under the 2008 Act, bringing a CIL Charging Schedule into effect is a matter reserved for Full Council. Bringing a new Instalment Policy and Discretionary Social Housing Relief Policy into effect are not matters reserved for Full Council in legislation, but it is sensible for Full Council to consider them at the same time as the CIL Charging Schedule.

If Council agrees to bring the CIL Charging Schedule into effect, it must publish the Charging Schedule, plus this Council report (which sets out how the Examiner's identified areas of non-compliance have been remedied), as soon as is practicable, including notifying anyone who has asked to be notified.

Risk:

The Examiner's recommendations for addressing the areas of non-compliance must be addressed appropriately – and the changes being made are exactly those he has recommended (see below in this report). The risks of bringing the East Suffolk CIL Charging Schedule into effect are therefore believed to be low. The Examiner considers that the CIL rates have appropriate buffers to account for e.g. downturns in the property market, but the Council can always adjust the balance between infrastructure delivery through CIL and S106 agreements through the annual Infrastructure Funding Statement to ensure that key infrastructure to support growth is still secured. CIL is not negotiable, whereas infrastructure delivered through s106 is subject to negotiation. It should be noted that CIL is not allowed under legislation to be used to deliver affordable housing.

Bringing the East Suffolk CIL Instalment Policy and Discretionary Social Housing Relief Policy into effect are considered very low risk.

External Consultees:

There was extensive public consultation at initial basics (spring 2021) and draft CIL Charging Schedule consultation (autumn/winter 2021) stages. In addition, there was the opportunity for anyone to comment on the Council's Proposed Modifications to the submitted CIL Charging Schedule in summer 2022. Various consultees were involved in the examination process (including the Hearing), including parish/town councils, landowners and members of the public.

Council officers also hold monthly infrastructure/CIL meetings with Suffolk County Council and so SCC has been kept apprised of the production and examination of the CIL Charging Schedule.

There was public consultation on two earlier iterations of the Instalment Policy and some changes were made in response to consultation.

Strategic Plan Priorities

Select the priorities of the [Strategic Plan](#) which are supported by this proposal:

(Select only one primary and as many secondary as appropriate)

Primary
priority

Secondary
priorities

T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<p>How does this proposal support the priorities selected?</p> <p>Bringing into effect the CIL Charging Schedule will support the delivery of planned growth (set out in the two Local Plans). This is both through generating funding to be spent on infrastructure and, in so doing, to provide the appropriate financial ‘environment’ for development and investment decisions to be made (by, for example, developers, the Council and Suffolk County Council). Alongside the policies of the CIL Spending Strategy, this will help optimise the Council’s own financial investments in development and infrastructure. In addition, it will assist parish/town councils by enabling them to receive their share of CIL income to spend on their locally-identified infrastructure priorities, as well as still enabling them to bid into the district CIL pot for infrastructure funds, should they wish to do this.</p>			

Background and Justification for Recommendation

1 Background facts	
	Community Infrastructure Levy (CIL) Basics
1.1	The Cabinet paper in November 2021 (ES-0935) , which sought authorisation to publish the CIL Charging Schedule for consultation, submission for examination, and the progression to the end of the examination period, detailed the basics of CIL and the history and current status of CIL in East Suffolk. A summary of what CIL is and the process followed is also given below.
1.2	Community Infrastructure Levy is a charge “which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area”. It is not the only way of securing the funding/delivery of infrastructure; planning obligations (also known as Section 106 Agreements) and various kinds of highways legal agreements (Section 38 and Section 278 Agreements) may also be available/used (as appropriate).
1.3	The legislative basis for CIL was introduced through the Planning Act 2008 and it came into force through the Community Infrastructure Levy Regulations 2010. Including coronavirus measures introduced in 2020, there have been 18 separate legislative alterations/amendments affecting CIL since the 2010 Regulations, so CIL remains a complicated area of planning and taxation.
1.4	The proposed rates of CIL – even if £0 (“zero-rated”) – for various development types must be set out in a Charging Schedule, which has to undergo an independent examination before being ‘adopted’. Amendments to an existing CIL Charging Schedule must follow the same approach. For qualifying developments (there are various exemptions to CIL, such as self-build dwellings), CIL is charged on a £ per square metre (m ²) basis.
1.5	CIL was introduced in the former Waveney district in 2013 and in the former Suffolk Coastal district in 2015. In line with CIL regulations, CIL rates must be adjusted annually (on 1 st January), using the Royal Institution of Chartered Surveyors’ CIL Index, “to keep the levy responsive to market conditions”. Mostly this sees an annual increase, but occasionally there will be a decrease. A comparison of the original CIL rates and the current CIL rates is available on the website (links above). As an example, the residential CIL rate for Inner Lowestoft has increased from the original £45 per m ² in 2013 to £71.32 per m ² in 2023 (an increase from the £66.70 it was in 2022).
1.6	In addition to the two separate CIL Charging Schedules, each former Council area has an Instalment Policy (Waveney and Suffolk Coastal). CIL must be paid in full within 60 days of the commencement date of each separate phase of development, and there is no possibility under the legislation to make a viability argument to try to reduce the CIL bill. This early bill (normally well before any houses or other development types have been sold) can have significant cashflow implications for developments. An Instalment Policy can therefore aid the cashflow of development by allowing the CIL bill for each development phase to be paid in separate instalments.
1.7	The Council also has two separate (although essentially identical) Discretionary Social Housing Relief Policies (Waveney and Suffolk Coastal), which enable qualifying social housing developments to avoid needing to pay CIL.

1.8	<p>The Council must publish an annual Infrastructure Funding Statement (IFS), setting out how much money has been raised through developer contributions (CIL and S106), how it has been spent and which types of infrastructure and projects are intended to be funded through CIL. The IFS must set out:</p> <ul style="list-style-type: none"> i) the how much money has been raised through developer contributions (CIL and S106); ii) how it has been spent; and iii) infrastructure projects or types of infrastructure that it is intended to be funded through CIL. <p>The IFS therefore allows flexibility in CIL/S106 funding – infrastructure types or projects can therefore be changed annually, as circumstances alter. The Council published the third IFS (for the year 2021/22) in September 2022 and the fourth IFS (for the year 2021/23) will be considered by Cabinet in September 2023.</p>
1.9	<p>Related to the introduction of the IFS, the Council approved its CIL Spending Strategy in January 2020. The Spending Strategy sets out the principles of how the money in the CIL ‘pot’ will be spent/committed, with prioritisation for particular kinds of projects (such as “essential infrastructure”). It also has details of what bids to the Council for CIL money (to help deliver infrastructure) should include by way of supporting information. The CIL Spending Working Group (a member group, supported by officers) makes decisions on which bids to approve.</p>
1.10	<p>The CIL Spending Strategy is reviewed and updated periodically – most recently in September 2022. A further update to the Spending Strategy will be considered alongside the 2022/23 IFS by Cabinet in September 2023.</p>
1.11	<p>Parish Councils without a ‘made’ (adopted) Neighbourhood Plan are entitled to 15% of the CIL raised in their parish through development (capped at the equivalent of £100 per dwelling). Where there is a ‘made’ Neighbourhood Plan covering their parish, the CIL received is 25% of the amount raised, with no cap.</p>
1.12	<p>East Suffolk Council is entitled to (and does) use 5% of the CIL funds raised to administer the CIL process (checking claims, calculating CIL levy amounts etc). This will continue unchanged under the new East Suffolk CIL Charging Schedule.</p>
	<p>Rationale for preparation of the East Suffolk CIL Charging Schedule</p>
1.13	<p>There are three main reasons why the decision to prepare the East Suffolk CIL Charging Schedule was made:</p> <ul style="list-style-type: none"> i) Both existing CIL Charging Schedules are now quite old (2013 for Waveney and 2015 for Suffolk Coastal), there are some differences between them and they were both in need of review; ii) Local Plans were relatively recently adopted for the two former districts of Waveney (2019) and Suffolk Coastal (2020), with new/updated housing and other allocations and the infrastructure needs to support the growth; and iii) East Suffolk Council was formally created on 1st April 2019, so having a single CIL Charging Schedule for the whole district will help cohesion.
1.14	<p>For similar reasons, and to align with the East Suffolk CIL Charging Schedule, it was sensible to also prepare new East Suffolk versions of the CIL Instalment Policy and CIL Social Housing Relief Policy.</p>
	<p>CIL Charging Schedule Preparation</p>
1.15	<p>The preparation of a CIL Charging Schedule is governed by the Planning Act 2008 and the CIL Regulations 2010 (as amended). Guidance is also provided in the</p>

	national Planning Practice Guidance on Community Infrastructure Levy. The process of preparation of the CIL Charging Schedule was undertaken in accordance with the relevant legislation and guidance, and involved public consultation and an independent Examination, detailed below.
1.16	The preparation of the CIL Charging Schedule has been overseen by the Council's Local Plan Working Group. Local Plan Working Group has inputted and advised at key stages, and has also received regular updates at their meetings throughout.
1.17	Viability consultants were appointed to undertake viability assessment and to recommend appropriate CIL rates. The appointed consultants, Aspinall Verdi, have provided and updated evidence throughout the process as needed.
	CIL Charging Schedule Preparation – basic assumptions consultation
1.18	A consultation on basic costs, values and other assumptions (to help underpin the preparation of the draft CIL Charging Schedule) took place in March-April 2021. Consultation on the draft CIL Instalment Policy also took place. The Council was assisted in the viability work throughout the production and examination of the CIL Charging Schedule by its appointed consultants, Aspinall Verdi.
1.19	The representations received were considered carefully and helped inform the draft CIL Charging Schedule. Some amendments to the draft Instalment Policy were also made as a result.
	Draft East Suffolk CIL Charging Schedule consultation
1.20	At their meeting on 2nd November 2021 , Cabinet agreed to issue the draft CIL Charging Schedule (and the draft Instalment Policy) for public consultation and this consultation ran from 11 th November to 23 rd December 2021. Everyone on the Planning Policy mailing list was consulted, which includes parish/town councils, landowners, developers, agents, infrastructure providers, neighbouring local authorities, Suffolk County Council and many East Suffolk residents and businesses.
1.21	The representations received were considered carefully and a number of modifications were proposed to the draft Charging Schedule and (separately) the draft Instalment Policy as a result.
	Submission and examination of the draft East Suffolk CIL Charging Schedule
1.22	The draft CIL Charging Schedule was formally submitted for examination on 8 th July 2022 to Mr Andrew Seaman MRTPI, an independent CIL Examiner, of company Intelligent Plans and Examinations. Background evidence and information was submitted at the same time, including the key evidence informing the proposed rates in the CIL Viability Review Update (June 2022), and all examination material is available to view at https://eastsuffolk.inconsult.uk/CILEXA2022/viewContent?contentid=937267 .
1.23	Because the Council proposed, on submission, some modifications to the draft CIL Charging Schedule , during the first four weeks of the examination period, interested parties were able to make representations on these modifications, for the Examiner's consideration.
1.24	The Examiner decided that a public Examination Hearing would be necessary to enable those who had expressed a wish to be so heard by him. Following

	publication of his Matters & Issues questions on 9 th September 2022, the Hearing took place at East Suffolk House, Melton, on 11 th October 2022.
1.25	At the Hearing, the Examiner invited the Council to prepare and submit notes and updated evidence on two specific topics and, once published later, interested parties were given time to comment on them (again, the Examination website has full details). Subsequently, the Examiner wrote to the Council asking for a review of evidence in relation to the Beccles & Worlingham Garden Neighbourhood site. Revised evidence was submitted including a Statement of Common Ground between the Council and land-owning interests. The Examiner undertook a final round of consultation on the additional evidence with interested parties.

2 Current position

2.1	The Examiner issued his report and recommendations (see Appendix A) to the Council on 19 th April 2023. As required by the CIL legislation, the Council publicised the recommendations shortly afterwards, including publishing it on the website, lodging copies of the report in East Suffolk libraries and Customer Contact Centres (in Lowestoft, Woodbridge and Felixstowe) and informing those who had asked to be informed of its publication.
2.2	The Examiner concluded that the draft CIL Charging Schedule, as submitted in July 2022, is not compliant with the relevant legislative drafting requirements. However, the Examiner has recommended three modifications that would remedy the areas of non-compliance.
2.3	The Council is not bound to make the specific modifications recommended by the Examiner, as long as the areas of non-compliance are addressed appropriately. However, it is recommended to Full Council that the modifications made are exactly as proposed by the Examiner.
	'Standard' C3 residential CIL charges
2.4	The submitted draft CIL Charging Schedule proposed five different residential zones for 'standard' use class C3 dwellings, based on the differing viability across the district (see the final CIL Charging Schedule, Appendix F, for the map), with the following CIL rates (two of them zero-rated): <ul style="list-style-type: none"> • Zone 1 (Higher): £300 per m² • Zone 2 (Mid Higher): £200 per m² • Zone 3 (Mid): £100 per m² • Zone 4 (Mid Lower): £0 per m² • Zone 5 (Lower): £0 per m²
2.5	The Examiner concluded (paragraph 159 of his report) that the delineation of the different residential charging zones, and the rates themselves, are justified.
	Specialist accommodation
2.6	Specialist accommodation is defined in the draft CIL Charging Schedule as Sheltered Housing, Extra Care Housing and Residential Care Homes (<i>not purely age-restricted accommodation (55+, 60+ etc), which is treated as standard residential accommodation for CIL purposes</i>). All were proposed as zero-rated, there not being sufficient viability for any level of CIL charge.
2.7	The Examiner concluded (paragraph 160 of his report) that the zero rates for the various types of specialist accommodation are warranted.

	Strategic sites
2.8	<p>Bespoke residential CIL rates for eight 'strategic' sites were proposed in the submitted draft CIL Charging Schedule (<i>note: East Suffolk Council is the landowner of part of the North Felixstowe and Kirkley sites</i>):</p> <ul style="list-style-type: none"> • South Saxmundham Garden Neighbourhood: £100 per m² • North Felixstowe Garden Neighbourhood: £65 per m² • Land off Howlett Way, Trimley St Martin: £160 per m² • Brightwell Lakes/Adastral Park, Martlesham: £0 (zero) per m² • Land south of The Street, Carlton Colville/Gisleham: £90 per m² • Beccles and Worlingham Garden Neighbourhood: £30 per m² • North of Lowestoft Garden Village: £60 per m² • Kirkley Waterfront and Sustainable Urban Neighbourhood: £0 (zero) per m² <p>The variation of CIL values between the sites is due to (amongst other elements) differences in land and property values, constraints (such as flood risk), Local Plan policy/infrastructure requirements (such as new junctions and primary schools) and the proposed residential densities – this is explained and justified in the CIL Viability Review Update (June 2022).</p>
2.9	<p>Of these sites, Brightwell Lakes is zero-rated in the current Suffolk Coastal CIL Charging Schedule and was granted outline planning permission in 2019 on that basis (with reserved matters for the first housing phases granted permission in 2022), so it was not considered appropriate to change the rate. Kirkley Waterfront is likewise zero-rated in the Waveney CIL Charging Schedule, but the vast majority of the site has yet to be re-developed. Given the low land and property values there, plus considerable other constraints (such as contaminated land), it was considered that the site is not viable for CIL.</p>
2.10	<p>The Examiner concluded that, with the exception of the Beccles and Worlingham Garden Neighbourhood, the CIL rates for the strategic sites are justified and appropriate.</p>
2.11	<p>There was considerable debate about the Council's proposed £30 per m² rate for the Beccles and Worlingham Garden Neighbourhood. This rate was strongly opposed by the landowners and their representatives throughout the process, who considered that the site's viability (due to various cost requirements and cost uncertainties) was such that a zero rate was the only appropriate conclusion. Other consultees put forward representations suggesting the rate should be higher than £30 per m². The Examiner discusses the matters at length in his report (paragraphs 89-129).</p>
2.12	<p>The Council defended its proposed rate vigorously at the Hearing and in the considerable engagement and submissions that followed, including in a Statement of Common Ground with the landowner interests (see the Examination Library for further details). In summary, however, the Examiner recommended (paragraph 128 of his report) a zero rate:</p> <p>"The Beccles and Worlingham Garden Neighbourhood is a significant and key site for the development plan within East Suffolk. As noted in the SoCG, there are significant costs to bringing the site into fruition. I find that the balance of evidence shows that the Council is at risk of underestimating such costs which are sensitive to changes and which logically would warrant an adequate buffer to ensure development viability. Such a buffer does not persuasively exist even if a CIL charge is reduced from £30 to £10/sqm. There is no indication that values will</p>

	increase sufficiently to offset such costs. I agree with the Council's advisors [<i>Aspinall Verdi</i>] that a cautious approach should be taken when setting CIL charges. As a consequence, the proposed rate would result in a low and inadequate buffer that unacceptably risks the delivery of the site and as consequence would undermine the deliverability of the development plan. No other charge is evidentially justified with an adequate buffer, and I therefore conclude that a nil charge is warranted. Should additional evidence arise in the future, the Council will be able to review the position."
	Other rates
2.13	<p>The rates for various other types of development in the submitted draft CIL Charging Schedule were:</p> <ul style="list-style-type: none"> • Holiday lodges in defined coastal areas: £210 per m² • Holiday lodges – all other areas: £0 per m² • Convenience retail: £70 per m² • Comparison retail: £0 per m² • Employment (offices, industrial, warehouses): £0 per m² • All other development: £0 per m²
2.14	The Examiner concluded (paragraphs 146 and 155), that the rates proposed are justified.
	East Suffolk CIL Instalment Policy
2.15	The draft East Suffolk CIL Instalment Policy was prepared and consulted on at the same time as the initial and draft CIL Charging Schedule in 2021 and some appropriate changes made as a result of the consultations. It did not need to be independently examined but was submitted to the Examiner as a background document. It has a small number of changes compared to the existing Waveney and Suffolk Coastal Instalment policies, including allowing the largest development phases (of over £1m) to pay their CIL bill in five instalments, rather than the current four. The preparation of the CIL Instalment Policy has also been considered by the Local Plan Working Group.
	East Suffolk CIL Discretionary Social Housing Relief Policy
2.16	The East Suffolk CIL Discretionary Social Housing Relief Policy did not need to be examined either. As a straightforward document (the CIL Regulations are prescriptive about what must and must not be included) public consultation was not considered necessary (and it is not required by legislation) and, allowing for the passage of time, it is not significantly different to the current Waveney and Suffolk Coastal policies. The Discretionary Social Housing Relief Policy has been considered at a meeting of the Local Plan Working Group.

3 How to address current situation

3.1	As discussed above, in order to bring the East Suffolk CIL Charging Schedule into effect, a resolution of Full Council is required. It makes logistical sense for Full Council to also approve the East Suffolk CIL Instalment Policy and East Suffolk CIL Discretionary Social Housing Relief Policy at the same time. The Local Plan Working Group considered the final CIL Charging Schedule, the CIL Instalment Policy and the Discretionary Social Housing Relief Policy in advance of it being brought to Cabinet and Council at their meeting on 27 th April 2023 (in the context
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	of the Examiner's Report). At their meeting on 6 th June 2023, Cabinet resolved to recommend that Full Council adopt the CIL Charging Schedule, Instalment Policy and Social Housing Relief Policy (item ES-1548).
3.2	<p>The Examiner made three recommendations for Proposed Modifications (PMs) to the draft CIL Charging Schedule to address areas of non-conformity with the 'drafting requirements' (see the Appendix of his report). They are (summarised):</p> <p>PM1: Amend Appendix A to reflect final adopted changes to a small number of parish/ward boundaries [<i>which arose through the East Suffolk Community Governance Review and came into effect in April 2023</i>]</p> <p>PM2: Correct numbering in the table on page 2 to 1.4: "Table 3.4 1.4 – Other Rates"</p> <p>PM3: Amend the rate for the Beccles and Worlingham Garden Neighbourhood to £0 per m² (from £30 per m²).</p>
3.3	It is recommended that the Examiner's recommendations are made without any alterations – they are clear and unambiguous.
3.4	The Council cannot refuse to make any of the modifications, make substantively different modifications or make wholly new modifications. The only alternatives to not accepting the substance of the Examiner's recommendations would be to prepare an amended draft CIL Charging Schedule, consult on it and then submit this for independent examination or to retain the existing CIL Charging Schedules.
3.5	The final East Suffolk CIL Charging Schedule (incorporating the Examiner's recommended modifications) is at Appendix E , with the East Suffolk CIL Instalment Policy at Appendix F and the East Suffolk CIL Social Housing Relief Policy at Appendix G .
3.6	<p>It is recommended that the three documents are brought into effect on 1st August 2023, rather than immediately or at an intermediate date, due to the following principal reasons:</p> <ul style="list-style-type: none"> • Time is needed to update the back-office CIL systems and various pages of the Council's website with the new CIL Charging Schedule information • The CIL team needs to write to all those with existing (unimplemented) planning permissions to inform them of the new CIL rates in advance of them coming in, re-issuing CIL liability notices • There is also a need to allow for a lead-in time for planning applications already in the system to (as appropriate) be finalised and issued ahead of the new CIL rates, although no guarantees can or will be offered that any specific planning applications will or will not be approved and issued ahead of 1st August 2023 • More general awareness-raising (for example, with parish councils and small developers) of the new CIL rates is necessary. The Council's website will be updated with useful information, including Frequently Asked Questions
3.7	An Equality Impact Assessment, Habitats Regulation Assessment, and Strategic Environmental Assessment were prepared and consulted on during the production of the draft CIL Charging Schedule (see appendices B-D). No issues were raised in response to any of the documents.
3.8	It is important to note that any planning permissions issued before 1 st August 2023 will still be on the (now current) Suffolk Coastal or Waveney CIL rates, with the

	relevant current Social Housing Relief Policy also still applying, even if development has not yet commenced and CIL liability not yet been assumed. For this reason, the current Charging Schedules and Policies will remain on the Council's CIL website, although in a subsidiary position.
3.9	The CIL legislation allows for any "correctable errors" (broadly, errors which would not affect the actual CIL rates, such as typos or minor clarifications) in the CIL Charging Schedule to be corrected up to six months after the Charging Schedule has been approved. As a relatively short and straightforward document it is not considered that there are any such errors, but if any emerge, authorisation is sought in the recommendations for such corrections to be made.

4 Reason/s for recommendations

4.1	Bringing into effect the East Suffolk CIL Charging Schedule, plus the East Suffolk CIL Instalment Policy and the East Suffolk CIL Discretionary Housing Relief Policy, will ensure that there is an up-to-date CIL policy position. With the changes in rates from the existing CIL Charging Schedule better reflecting current land and development costs and values, this will enable higher CIL income (overall) to be raised. This, in turn, will enable a higher amount of infrastructure to be delivered, to support growth set out in the two Local Plans (plus any growth identified in Neighbourhood Plans).
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Appendices

Appendices:

Appendix A	Examiner's Report and Recommendations on the East Suffolk Draft CIL Charging Schedule (April 2023)
Appendix B	Strategic Environmental Assessment Screening Opinion (November 2021), produced to accompany consultation on Draft CIL Charging Schedule
Appendix C	Habitats Regulations Assessment Screening Statement (November 2021), produced to accompany consultation on Draft CIL Charging Schedule
Appendix D	Equality Impact Assessment Screening Opinion (October 2021), produced to accompany consultation on Draft CIL Charging Schedule
Appendix E	Final East Suffolk CIL Charging Schedule
Appendix F	East Suffolk CIL Instalment Policy
Appendix G	East Suffolk CIL Social Housing Relief Policy

Background Papers:

March 2019	East Suffolk Council - Waveney Local Plan	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/local-plans/
September 2020	East Suffolk Council - Suffolk Coastal Local Plan	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/local-plans/
September 2022	East Suffolk CIL Spending Strategy	https://www.eastsuffolk.gov.uk/assets/Planning/Community-Infrastructure-Levy/CIL-spending/CIL-Spending-Strategy.pdf

6 June 2023	Cabinet paper – adoption of CIL Charging Schedule, CIL Instalment Policy and CIL Social Housing Relief Policy	http://eastsuffolk.cmis.uk.com/eastsuffolk/Decisions/tabid/67/ctl/ViewCMIS_DecisionDetails/mid/391/Id/a12a9dab-3190-477c-8a7d-b0305c5f842e/Default.aspx
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AN EXAMINATION UNDER SECTION 212
OF THE PLANNING ACT 2008 (AS AMENDED)

**REPORT ON THE EAST SUFFOLK COUNCIL
COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE**

Independent Examiner (appointed by the Council): Andrew Seaman BA (Hons)
MA MRTPI

Charging Schedule Submitted for Examination: 8 July 2022

Date of Final Report: 19 April 2023

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Main Findings - Executive Summary

In this report I conclude that the East Suffolk Community Infrastructure Levy Draft Charging Schedule, subject to a modification (**PM3**) which updates the CIL for Beccles and Worlingham Garden Neighbourhood to £0 per sqm, provides an appropriate basis for the collection of the levy in the remainder of East Suffolk.

The Council has provided sufficient evidence that shows the proposed rates, as modified, would not threaten delivery of the development plan for East Suffolk.

For completeness, I further recommend **PM1** (factual parish/ward boundary updates) and **PM2** (an erroneous table reference).¹

Introduction

1. I have been appointed by East Suffolk Council, the charging authority, to examine the East Suffolk Community Infrastructure Levy (CIL) Draft Charging Schedule. I am a chartered town planner with 35 years of experience, including 13 as a Government Planning Inspector examining development plan documents.
2. This report contains my assessment of the Draft Charging Schedule in terms of compliance with the requirements in Part 11 of the Planning Act 2008 as amended ('the Act') and the Community Infrastructure Regulations 2010 as amended ('the Regulations').² Section 212(4) of the Act terms these collectively as the "drafting requirements". I have also had regard to the National Planning Policy Framework (NPPF) and the relevant elements of the Planning Practice Guidance (PPG).³
3. To comply with the relevant legislation, the submitted Draft Charging Schedule must strike what appears to the charging authority to be an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the economic viability of development across the district. The PPG states⁴ that the examiner should establish that:
 - the charging authority has complied with the legislative requirements set out in the Act and the Regulations;

¹ PM1 and PM2 comprise 'other modifications' recommended under section 212A(6) of the Planning Act 2008 (as amended).

² The Regulations have been updated through numerous statutory instruments since 2010, including notably the Community Infrastructure Levy (Amendment) (England)(No. 2) Regulations 2019, which came into force on 1 September 2019 (subject to a transitional arrangement in relation to Part 3 of the 2010 Regulations).

³ The CIL section of the PPG was substantially updated on 1 September 2019 and further revised on 16 November 2020, 5 April 2022 and 4 January 2023.

⁴ See PPG Reference ID: 25-040-20190901.

- the draft charging schedule is supported by background documents containing appropriate available evidence;
 - the charging authority has undertaken an appropriate level of consultation;
 - the proposed rate or rates are informed by, and consistent with, the evidence on viability across the charging authority's area; and
 - evidence has been provided that shows the proposed rate or rates would not undermine the deliverability of the plan (see NPPF paragraph 34).
4. The Council undertook a public consultation on its Draft Charging Schedule from 11 November 2021 to 23 December 2021. A summary of the responses has been published.⁵ The Council subsequently consulted upon a Statement of Modifications (2022), from 8 July 2022 to 5 August 2022, which contained alterations to the Draft Charging Schedule. The additional representations received have been taken into account. The Examination has been undertaken on the basis of the Draft Charging Schedule as modified, the written consultation representations submitted and with regard to the Hearing which was held on 11 October 2022 and the subsequent submissions.
5. Following the Hearing the Council undertook to clarify a number of matters arising.⁶ An 'Additional Evidence Note' dated 21 October 2022 was prepared with an 'Addendum Report' to include:
- Updates to the viability assessments to include all SANG (Suitable Alternative Natural Greenspace) costs (previously omitted in part);
 - Updates to the infrastructure costs in the viability assessments to reflect the recently published 2021/22 Infrastructure Funding Statement (IFS);
 - Consideration of the cashflow analysis presented by DLP Planning Ltd (representing Larkfleet) and Ingleton Wood (representing Chenery's Farm Partnership and Beccles Townlands Trust); and
 - Calculation of an updated CIL funding gap.

An East Suffolk Community Governance Review Note⁷ was also prepared which clarified intended changes to parish boundaries. Woodbridge Riverside Parish ward would be altered as detailed in the note. The applicability of the CIL rates remains justified notwithstanding that the amended ward is in CIL Zone 1. For completeness, I recommend that the draft Charging Schedule be modified to reflect the changes adopted by the Council and indicated in the Review Note (**PM1**).

6. Subsequently, a period expiring on 14 November 2022 was given to interested parties to respond as necessary in relation to the submitted

⁵ View at: <https://eastsuffolk.inconsult.uk/CILEXA2022/viewContent?contentid=937299>

⁶ Document C12 et al.

⁷ Document C11.

material. Two responses were received.⁸ All relevant evidence is on the Examination website.

7. On 6 January 2023, I corresponded⁹ with East Suffolk Council in order to identify certain matters of contention in relation to the proposed CIL rate for the strategic development site of Beccles and Worlingham Garden Neighbourhood and to invite the Council to review its position and, if practical, to agree a Statement of Common Ground (SoCG) with the site proponents which may lead to an alternative charging rate if justified.
8. The Council submitted a SoCG and additional evidence which I received on 6 February 2023. The Council confirmed that it did not wish to alter its Draft CIL charging rate for the site. Thereafter I requested from the Council additional sensitivity analysis of the proposed CIL rate, to test potential alternative charge rates. This information was received on 16 February 2023.¹⁰ In the interests of transparency and fairness, I subsequently provided a period of three weeks (to 10 March) for interested parties to comment upon all of this additional information. One response was received.¹¹ All of the submitted evidence has been taken into account. I have considered the need for a further hearing session but the SoCG is clear as are the written positions of the respondents. I have reached a judgement accordingly. My findings in relation to these site specific matters are provided in the *Strategic Sites* section below.
9. East Suffolk Council was formed by a merger of Waveney and Suffolk Coastal District Councils in 2019. Both previous authorities had introduced CIL: the Waveney CIL Charging Schedule (adopted 2013) and the Suffolk Coastal CIL Charging Schedule (adopted 2015). CIL rates in both areas have been increased annually, in line with CIL Regulations. The development plan within the new Council area includes the East Suffolk Council Suffolk Coastal Local Plan (SCLP) and the East Suffolk Council Waveney Local Plan (WLP). These cover both the former Suffolk Coastal and Waveney Districts. The Broads Authority Local Plan covers the Broads Authority area in the north.
10. The adopted Charging Schedules are relatively straightforward in their content. Within the former Suffolk Coastal area rates are levied on residential development dependent on the value of defined areas (excluding Adastral Park) with additional rates applicable to certain forms of retail development. Within the former Waveney District, varied CIL rates are applied across 4 zones in conjunction with rates applicable to holiday lets and certain retail developments.
11. The Council has decided to produce a single Charging Schedule to reflect the revised administrative boundary of East Suffolk and the associated evidence collated in respect of development, infrastructure requirements and viability

⁸ Documents C13 and C14.

⁹ Document C15.

¹⁰ Documents C16-C24.

¹¹ Document C25.

within its geographic context. The CIL Charging Schedule does not apply to the Broads.¹²

12. The submitted Draft Charging Schedule remains relatively straightforward in its approach. Tables 1.1 to 1.4 apply. It identifies 5 residential charging zones across the administrative area; three chargeable rates of CIL apply to residential development in Zones 1-3 (nil rates are set for Zones 4 and 5). Nil rates are set for specialist accommodation as described in the Charging Schedule. The Charging Schedule applies specific charging rates for the 8 strategic sites contained in the development plan (see Table 1.3). Table 3.4 (sic) sets charging rates for certain types of holiday lodge development in defined coastal areas and new convenience retail floorspace. In the interests of clarity, this table should be correctly labelled 1.4 (PM2). Nil rates apply for certain types of holiday lodge development in all other areas, comparison retail, employment and other development.
13. The Charging Schedule confirms that the CIL rates will be adjusted annually using the RICS CIL index. Appendix A of the Draft Charging Schedule identifies the relevant Charging Zones (see PM1).
14. The Council has opted to produce a Draft Instalment Policy (see page 6¹³) explaining how an effective phased payment of due rates may be made, linked to the scale of the affected development. This is not part of the current Examination.

Has the charging authority complied with the legislative requirements set out in the Act and the Regulations, including undertaking an appropriate level of consultation?

15. The Community Infrastructure Levy Regulations 2010 (as amended) apply, including the amendments made by the Community Infrastructure Levy (Amendment)(England)(No. 2) Regulations 2019.
16. Consultation on the basic assumptions underpinning the Draft Charging Schedule was undertaken between 15 March and 26 April 2021. Formal consultation was subsequently held on the Council's Draft Charging Schedule between 11 November and 23 December 2021. The process and outcomes of both consultations are summarised in the Council's Statement of Consultation.¹⁴
17. The latter consultation involved the publication of the supporting documents and the relevant Draft Charging Schedule on the Council website, alerting subscribers to the Council's planning policy updates list, informing the statutory consultation bodies and others on the consultation database, and

¹² References to East Suffolk within this report relate to the administrative area excluding the Broads.

¹³ View at: <https://eastsuffolk.inconsult.uk/gf2.ti/f/1402882/139312645.1/PDF/-/A2%20East%20Suffolk%20Draft%20CIL%20Instalment%20Policy.pdf>

¹⁴ View at: <https://eastsuffolk.inconsult.uk/gf2.ti/f/1402882/139312965.1/PDF/-/A4%20Statement%20of%20Consultation.pdf>

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through the publication of notices in local newspapers and via the Council's social media outlets. The information made available included where the Draft Charging Schedule and supporting evidence, including the Aspinall Verdi CIL Review Update Report, were available for inspection and how responses could be made. In total, there were 37 respondents to the consultation upon the Draft Charging Schedule and 9 responses to the Draft CIL Instalment policy.

18. Modifications¹⁵ were subsequently made to the Draft Charging Schedule. These were consulted upon in similar fashion during July and August 2022, whereby further responses were received.
19. On the basis of the available evidence and subject to my findings below, I am satisfied that the charging authority complied with the legislative requirements set out in the Act and the Regulations, including in respect of:
 - the statutory processes, including an appropriate level of public consultation;
 - consistency with the adopted development plan with regard to the latest IFS; and
 - and is supported by a reasonable financial appraisal.

I also consider it compliant with national policy and guidance applicable to the legislative requirements for CIL production as contained in the NPPF and PPG respectively.

Is the draft charging schedule supported by background documents containing appropriate available evidence?

20. The Draft Charging Schedule is supported and informed by a number of evidence documents. Of particular relevance¹⁶ to infrastructure and economic viability are:
 - Aspinall Verdi CIL Review Update Report (June 2022);
 - Aspinall Verdi CIL Review Report (October 2021);
 - Waveney Local Plan¹⁷ and Whole Plan Viability Appraisal;
 - Suffolk Coastal Local Plan¹⁸ and Whole Plan Viability Appraisal;
 - Infrastructure Funding Statements (2019/20; 2020/21);
 - Additional Evidence Note (21 October 2022); and
 - SoCG, viability addendum and correspondence (February 2023).

Infrastructure Planning Evidence

21. The extant development plan highlights the need for the effective provision

¹⁵ View at: https://eastsuffolk.inconsult.uk/gf2.ti/f/1420066/139373221.1/PDF/-/A6%20Statement%20of%20Modifications%20_June%202022_.pdf

¹⁶ See Examination Library.

¹⁷ Including supporting evidence such as the Local Plan Infrastructure Study.

¹⁸ See evidence base for relevant infrastructure evidence.

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of necessary infrastructure¹⁹ in support of the proposed levels of development across the East Suffolk area.

22. SCLP Policy SCLP3.5 establishes the intention for the Council to work with relevant partners in the provision of necessary infrastructure and carries an expectation that all development will be expected to contribute as necessary towards infrastructure provision to meet the needs generated. Such provision is intended to be secured through both CIL and Section 106 planning obligations. WLP Policy WLP1.3 also indicates that a partnership approach will be taken towards the provision of infrastructure utilising both CIL and Section 106 planning obligations.
23. The clear expectation within the development plan is that the charging of CIL will contribute to the provision of necessary infrastructure, for example in relation to flood risk, highway works and education.
24. The WLP provides for the delivery of a minimum of 8,223 dwellings (2014-2036) and 5,000 additional jobs, with the provision of 43 hectares of employment land and 2,200sqm (net) of convenience and 11,000sqm (net) of comparison retail floorspace. The spatial distribution of this development is focussed upon the Lowestoft area. The WLP contains a number of strategic site allocations.
25. The SCLP, as indicated by Policy SCLP3.1, states that over the period between 2018-2036 at least 9,756 new dwellings will be provided, 6,500 jobs will be created with 11.7ha of employment land and the provision of between 4,100 – 5,000sqm of convenience and 7,700 - 13,100sqm of comparison retail floorspace. The policy identifies the need for the provision of infrastructure to support the planned levels of growth based on a clear hierarchy of settlements, including land east of Ipswich.
26. The Council has prepared an annual IFS. The latest iteration²⁰ (2021/2022) updates that previously submitted with the Examination²¹ and estimates that, with regard to other sources of infrastructure funding available to support the growth envisaged in the development plan, there is likely to be a funding gap estimated at £68m.²² The Council's Additional Evidence Note incorporates consideration of the updated IFS for the proposed CIL.
27. The IFS provides a detailed list of infrastructure requirements linked to the implementation of the development plan.²³ Its tabular format lists the categories and types of infrastructure required in specific parts of the Council area, who will be responsible for ensuring its delivery, when it may be required, how much it may cost and from where the funding may arise. It includes highway matters, education provision, health needs, the provision of

¹⁹ See in particular Appendix 2 of the Waveney Local Plan and Appendix B of the Suffolk Coastal Local Plan.

²⁰ Document C6.

²¹ Document A27.

²² Table 1, Document C12.

²³ See Appendix C et al.

necessary utilities (e.g., electricity supply), waste management, policing, library services, community services such as centres, green infrastructure, sports and leisure provision, coastal protection and flooding. Sources of funding vary and include contributions to be derived from S106 planning obligations, developer finance and from Suffolk County Council alongside regional and national funds. It is clear from the IFS that there are challenges to ensuring the timely provision of required infrastructure. This is not a matter of dispute.

28. The IFS is based upon liaison with key infrastructure and developer partners and, whilst recognised as representative of a snapshot in time, it is a robust source of evidence which is intended to be updated on an iterative basis.
29. As far as currently practical on known projects, costs and funding sources, the Council has calculated that the funding gap between infrastructure requirements and its provision is substantial. There is no substantive evidence to the contrary. It is consequently apparent that the CIL is a relevant and necessary source of funding to mitigate risks to effective infrastructure provision. There is no reasonable contention as to the need for an appropriate CIL charge within East Suffolk.
30. In the light of the information provided and mindful of the extant CIL Charging Schedules, the submitted Draft Charging Schedule, to a relative extent, would make an appropriate contribution towards meeting the funding requirements for infrastructure. The infrastructure planning evidence demonstrates adequately the need to continue to charge a CIL across East Suffolk.

Economic Viability Evidence

31. The Council's submitted Draft Charging Schedule is supported by specific evidence commissioned from consultants Aspinall Verdi who also undertook the Whole Plan Viability Studies in support of the WLP and SCLP. As noted in the Council Cabinet Report²⁴, the consultancy was commissioned to, in effect, update and align its work in support of the development plan to underpin the Draft Charging Schedule. Aspinall Verdi published its CIL Review Update in June 2022²⁵ which includes consideration of national policy and guidance in its methodology. The Additional Evidence Note and Addendum (October 2022) plus the SoCG, evidence and analysis (February 2023) provide further updates.
32. In summary, the viability evidence of the Council indicates that the continuation of a CIL is justified to reflect current circumstances within East Suffolk and the Draft Charging Schedule is supported by background documents containing applicable available evidence.

²⁴ Document A17.

²⁵ Document A8.

Main Issue: Are the identified Value Zones and sales value assumptions used in the Council's viability evidence justified and reasonable?

33. The evidence collated by Aspinall Verdi indicates that there are variations in residential sales values across East Suffolk. This data has been used to establish 'Value Zones' across the area (as shown at Figure 5-2 and historically in Appendix 3²⁶). The CIL Review Update Report contains appropriate updates to earlier iterations of the evidence.
34. The CIL Review Update Report has assessed development market values on the basis of national and regional data, evidence from previous viability work, Land Registry data, consultation with a rural land agent and sales data. The gathered data relates to land values, new build sold prices and statistics for resales and is collated across East Suffolk. Brownfield land values ranged from £197,500 per gross ha in the Lower Value Zone and £222,300 elsewhere (including a 10% landowner premium). Greenfield values are set out in Table 5.23.
35. The CIL Review Update Report notes that the requirement for affordable housing will be considered in line with the provisions of the development plan and in particular Policies SCLP5.10 and WLP8.2. Regard has subsequently been had to the national policy requirement for First Homes which is a reasonable assumption. The CIL Review Update Report therefore assumes a baseline requirement for 33% affordable housing, within which First Homes is a specific tenure requirement that constitutes 25% of affordable provision, whilst 25% would be shared ownership and 50% affordable rent. Strategic sites are adjusted according to the development plan policy requirements which is appropriate and reasonable.
36. The CIL Review Update Report assesses affordable housing values with regard to a limited amount of market data. The transfer value of affordable housing varies between 50% and 75% of market value. In the absence of alternative evidence, the assumptions, as summarised in Table 5.16, appear reasonable.
37. I am mindful that the available data relevant to property values is frequently in a state of flux and subject to variations over relatively short time periods and, spatially, over relatively short distances. This presents challenges in establishing an accurate understanding of values which can inform judgements on development viability across any administrative area. I am also mindful that evidence in support of a CIL should be reasonable and proportionate. As a consequence, I accept that the approach outlined within the CIL Review Update Report, Section 5 and Appendix 2 in particular, and the datasets which are drawn upon are adequate for the purposes of setting the East Suffolk CIL.
38. The passage of time can age data, particularly sales values in a dynamic economy, relatively swiftly. Nevertheless, the Market Report assesses

²⁶ Document A8.

historic sales data to 2021, updated in June 2022, and is informative for the 'heat map' which broadly shows variations in sales value data across East Suffolk. I recognise that there may be localised pockets of increased (or decreased) sales values, particularly where reliance is placed on marketed prices for new homes where historic sales data is limited, for example around Oulton Broad. However, I find that the CIL Review Update Report and the conclusions consequently reached with regard to the defined Value Zones across East Suffolk are adequately justified.

Main Issue: General Matters (methodology, typologies)

- *Is the methodology for setting CIL rates sufficiently clear?*
 - *Are the modelled typologies sufficient in breadth and number across all Value Zones such that the Charging Schedule is justified adequately?*
39. The CIL Review Update Report sets out the process by which CIL rates are set. This is graphically shown by Figure ES 2 and is based on establishing residual and benchmark land values (RLV/BLV), establishing potential viability surpluses, undertaking sensitivity analysis, identifying proposed CIL rates and necessary buffers before recommending a final CIL charge. The process is reasonable, aligned with the PPG and sufficiently clear.
 40. In assessing viability and notwithstanding the defined strategic development sites, it is necessary to have regard to the type of development anticipated in East Suffolk. The use of anticipated development site types (typologies) rather than specific site examples, as contained in the supporting evidence, is an approach frequently used in CIL viability assessments. For residential development, the typologies used were developed with regard to the advice of the PPG and in the context of the spatial distribution of housing across East Suffolk. The development scenarios consequently tested, reflect a range of different types of development on sites of varying characteristics (e.g. greenfield/brownfield) which were anticipated as likely to be brought forward through the planning process within the area. This is an appropriate approach.
 41. The typologies are referenced clearly within the Report (e.g., Section 5 and appendices). These include green field sites, with varying development capacities and assumed densities, and typologies for previously developed land taking into account capacities, Value Zones and variable development densities; the Report takes account of flatted development with densities up to 79 dwellings per gross hectare. I am satisfied that the number of typologies assessed across the Value Zones is proportionate to the East Suffolk context and the likely distribution of development as outlined in its development plan. I am satisfied that the inclusion of additional typologies, for example mid-sized developments in lower value areas, is not proportionately necessary.
 42. The typologies have had regard to net site coverage, taking into account land required for items such as drainage, and I find the assumptions within the CIL Review Update Report to be reasonable, and not unduly optimistic, on

the basis of available evidence.

43. In considering viability, the Report takes account of the development plan policy context and the available evidence for the types and mix of housing to be delivered. This includes the relevant Strategic Housing Market Assessments (SHMA). In summary, the Report uses "... *a single housing mix for the generic residential typologies ... for strategic sites we have used a mix that reflects the local authority area in which each site is situated.*" (CIL Review Update Report paragraph 5.18). This is a reasonable approach.
44. Specific and separate consideration has been given to strategic sites.
45. The assumptions within the CIL Review Update Report include the implications of providing affordable housing, based on the differing policy positions of the two operational Local Plans, and the national policy position on First Homes. The Report includes cost assumptions for the policy provisions of the development plan as set out in paragraph 5.42. These refer to the previous Whole Plan Viability assessments undertaken for the SCLP and WLP with 2022 updates and associated explanatory commentary. Such costs include a range of matters including planning fees, professional fees, S106 costs, biodiversity mitigation, construction costs based on Building Cost Information Service (BCIS) indices, contingencies, marketing et al. I am also mindful that the development plan enables bespoke site-specific consideration of development viability (for example in relation to affordable housing provision) where necessary. Overall, the assumptions made by the Report in relation to residential development, which includes mixed uses, can be considered reasonable in the East Suffolk context.

Main Issue: Cost Assumptions

- *Are the cost assumptions used in the Council's viability evidence justified, proportionate and reasonable with due regard to government guidance?*
46. As noted above, the underlying methodology of the viability evidence is appropriately based on the concept of RLV and, with regard to the PPG, undertakes viability assessments of site typologies and strategic sites with sensitivity testing (e.g. proportions of affordable housing).
 47. The Report assesses the RLV against a BLV to inform the assessment of viability headroom. The PPG is clear that BLV should be based on the principle of existing use value plus a premium (EUV+) to incentivise the owner of the site to release it for development. The Council's evidence is explained in Section 3 of the CIL Review Update Report. It follows this approach in undertaking its assessment between RLV and BLV, established from existing experience and available data, whilst recognising the development plan strategy for East Suffolk. I am satisfied that the CIL Review Update Report sets out a rational approach to calculating RLV/BLV. The approach taken has due regard to national guidance and is appropriate.
 48. In relation to the costs of development, the Council's evidence sets out the assumptions used in the viability assessments. These are detailed in

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Sections 5-10 of the CIL Review Update Report (and as amended by the Addendum) including Table 5.17. I have noted the representations submitted that the data used and assumptions made, such as BCIS indices and abnormal site costs, could be more current. However, I am also mindful of the advice of the PPG²⁷ that, in addition to being simple, transparent and publicly available, evidence must be proportionate to the issues at hand.

49. The use of BCIS indices for residential developments, including flats, is reasonable and is common practice in viability assessments. The Council relies on average data drawn from March 2022 which, notwithstanding the shifting build costs indicated by more recent BCIS spot rates in the current economy, is a reasonable and proportionate approach. I do not find that the use of lower quartile BCIS for larger strategic sites to be anomalous or unacceptable given the scope for, at least in part, some economies of scale and reductions in comparative build cost rates even if larger sites are developed in phases and/or are subdivided. Mindful of the PPG, the absence of mean BCIS costs, as an alternative cost input, does not render the Council's assumptions relating to median rates unacceptable.
50. The Council's reliance on a figure of 15% for external costs on general typologies and 20% for strategic sites is not demonstrably unreasonable in the context of East Suffolk and falls acceptably within a common range identified by independent analysis²⁸ into viability issues within England and Wales.
51. The Council takes a PPG²⁹ compliant approach towards the consideration of 'abnormal costs' and the assumption of £110,000 per net acre for brownfield land is, based on available evidence, reasonable. Whilst abnormal costs can arise on greenfield sites, I accept that within East Suffolk the majority of residential requirements will come forward upon allocated sites which have been subject to some assessment as part of the development plan process and, if applicable, potential abnormal costs will have been identified and accounted for. There is insufficient evidence to support the inclusion of an 'abnormal cost' assumption for greenfield sites and to find the Council's approach unacceptable in this regard.
52. The Council has updated its IFS which indicates variations to the originally submitted costs of the 2020/21 IFS. As a consequence, the CIL evidence has been updated. The CIL Review Update Report Addendum has taken account of the revised IFS³⁰ in what I consider to be a proportionate manner. As a consequence and in general terms, I find that the Council has had appropriate regard to the estimated and known costs of infrastructure provision.
53. The Council's evidence includes assumptions on development costs arising such as fees, affordable housing for rent, the changes to Building

²⁷ PPG Reference ID: 25-019-20190901.

²⁸ Lichfields: 'Fine Margins: Viability Assessments in Planning and Plan-Making (2021)'.

²⁹ [PPG Viability](#)

³⁰ See Addendum Report paragraph 3.6 et al.

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Regulations, the provision of charging points, administrative costs etc. When taken in the round, the general approach is based on known previous practice, the requirements of the development plan and is proportionate to the issues facing East Suffolk. There is no persuasive evidence to find that the Council's approach is unacceptably flawed.

54. General policy cost assumptions have also been made for non-strategic site typologies in relation to S106 obligations which are predicated on the development plan and which I find reasonable.
55. The Council's evidence assumes potential developer profit levels, in the round, at 20% on market housing and 6% on affordable homes. Whilst I note submissions which suggest a blended rate of at least 20% on Gross Development Value (GDV) should be assessed, I am satisfied that the Council's approach aligns reasonably with the advice within the PPG³¹ that a suitable return to developers may be in the range of 15-20%. There is insufficient evidence to indicate that lending institutions require a minimum blended rate of 20% or that the Council's assumptions are insufficient or erroneous.
56. I am satisfied that the Council's evidence is proportionate and sufficiently current, taking into account some, if not all, changes in the market economy, such as residential values and costs, since 2021. The conclusions drawn on development viability are reasonable. Overall, I find the evidence to be suitably robust for the general purposes of the Draft Charging Schedule.
57. As set out in the CIL Review Update Report, the viability assessments undertaken include sensitivity analysis linked to varying proportions of affordable housing provision, potential CIL rates and variations in GDVs. As recommended by the PPG, the Report takes account of an appropriate viability buffer (see Chapter 11). This is intended to establish a suitable 'cushion' between the recommended CIL rate and the maximum potential CIL rate which is identified in the Report; generally the 'cushion' for general typologies is considerably in excess of 30% of the latter providing reasonable scope for contingencies. This is distinct from the approach taken towards strategic sites where more specific development details generally exist. In the context of East Suffolk where the development plan anticipates that the majority of its development needs will arise on allocated sites, I find this to be reasonable and proportionate.
58. The general cost assumptions used in the Council's viability evidence are justified, proportionate and reasonable with due regard to government guidance.

Main Issue. Strategic Sites

- *Is the viability evidence appropriate, including the assumptions made in the residential appraisals for sales values (market and affordable*

³¹ PPG Reference ID: 10-018-20190509.

housing), land values, build costs, residual S106 costs, developer profits and residential densities?

59. The Council undertook specific testing of 8 strategic sites identified from the development plan. This aligns with the advice of the PPG in assessing the viability of strategic sites in plan making.³² These are shown in the CIL Review Update Report at Figure 6-1 and detailed in Chapter 6. Appropriate assumptions on BLV are set out in the site appraisals. Adjustments are made for the affordable housing values, provision and costs relative to the strategic site location within the former local authority areas. The Report includes specific consideration of each site's strategic site infrastructure and S106 costs (see Table 6.2 and Addendum Summary Table et al) and utilises a 20% rate of external costs to act, in part, as a form of contingency for unknown infrastructure costs which is pragmatically reasonable. The Council evidence includes consideration of suitable viability 'buffers' and I am mindful that the PPG recommends that it would be appropriate to ensure that a 'buffer' is included, so that the levy rate is able to support development when economic circumstances adjust. To be effective in supporting the relevant Local Plan strategy, I consider that a buffer should be of sufficient scale to support the delivery of development as circumstances may alter.
60. The Report assesses the gross to net site area assumptions for the provision of residential development within each site which excludes other uses. This is an appropriate methodology and I agree with the resulting data. As clarified in paragraph 1.3 of the draft Charging Schedule, *"The residential CIL rates for these sites are set out in Table 1.3 ... (other forms of development will be charged at the relevant CIL rate for that development)."*
61. The Council's Additional Evidence Note and Addendum Report provides an update to take account of the latest IFS. Increased IFS costs applicable to the strategic sites are taken into account in revised appraisals. Whilst the baseline values remain unaltered, I consider this to be an appropriate and equitable approach to avoid inconsistencies in applying variable values and costs over time. In addition, the Council's evidence has been revised to incorporate estimated delivery timescales and trajectories for specific infrastructure relevant to some of the strategic sites with a consequent effect upon cashflows. Additional evidence, including the SoCG, has been provided in relation to Beccles and Worlingham Garden Neighbourhood.

Brightwell Lakes, Martlesham

62. Policy SCLP12.19 applies to land at Brightwell Lakes. The site has planning permission for 2,000 homes and other mixed uses. The outline permission has a completed S106 which enables necessary infrastructure. The site is zero rated for CIL under the existing Suffolk Coastal charging schedule. To avoid double counting of infrastructure costs/provision, the CIL Review Update Report concludes that the site should remain zero rated for CIL, particularly as there is no expectation that the site should contribute to infrastructure through CIL. The Report does not appraise the site.

³² PPG Reference ID: 10-005-20180724.

63. The conclusions reached in the Report are reasonable and the nil charge in the Draft Charging Schedule is appropriate.

South Saxmundham Garden Neighbourhood

64. Policy SCLP12.29 applies to land to the south of Saxmundham. The site is approximately 67.8ha of greenfield land allocated for mixed uses including 800 dwellings known as South Saxmundham Garden Neighbourhood. The policy identifies the need for a masterplan approach to the site and prescribes various infrastructure requirements.
65. The site is identified by the CIL Review Update Report as residing in the Mid-Higher Value Zone which I am satisfied is justified adequately by the CIL Review Update Report and market evidence. Whilst the evidence indicates that there are lower value properties within the settlement, sales in more peripheral locations are generally at higher values and therefore the Mid-Higher Value Zone is reasonable. The site is proposed with a development density (net) of 24 units/ha and an affordable housing requirement of 33%.
66. Table 5.1 of the CIL Review Update Report Addendum provides the outcome of the revised viability testing for the allocation, the details of which are contained in the accompanying tables which include sensitivity analysis.
67. The CIL Review Update Report and its Addendum identify the anticipated GDV of the site and input likely assumed costs relevant to the allocation, including affordable housing provision, site specific S106 costs, infrastructure costs and an anticipated CIL charge (£100/sqm). I have noted the representations submitted in relation to this strategic site, which include concerns at the veracity of the Council's assumptions, and the scale of the proposed CIL charge.
68. The value of affordable homes is set out within the CIL Review Update Report and I am satisfied that, on the balance of the evidence, these are reasonable. As noted above (pages 12-14), I consider the Council's approach towards development costs, including the use of lower quartile BCIS, is reasonable, proportionate and sufficiently up to date. Assumed profits of 20% on GDV (blended at 17%) are included.
69. Taking into account the RLV and BLV, the proposed CIL charge is shown to be viable retaining a surplus of nearly £20m (net) and a buffer for the site equating to £24,872 per dwelling (81% from the maximum CIL that may be feasible). I find this to be a reasonable and sufficient contingency cushion which would accommodate variances that may arise, for example in relation to the cost of garage provision.³³ I also find that the South Saxmundham considerations are not directly comparable to Beccles and Worlingham Garden Neighbourhood which has a lower anticipated gross to net development ratio, different infrastructure requirements and is located in a different Value Zone. Each must be considered on their own characteristics.
70. I find that the cost and value assumptions to be reasonable such that the

³³ See further discussion on garage provision at paragraph 114 onwards.

proposed CIL charge of £100/sqm is justified and viable.

North Felixstowe Garden Neighbourhood

71. Policy SCLP12.3 identifies approximately 143ha of greenfield land for a new garden neighbourhood following a masterplan approach and incorporating mixed uses including 2,000 dwellings. Planning permission has been granted for 560 dwellings. The policy prescribes various infrastructure requirements and confirms that necessary off-site infrastructure requirements will be required through developer contributions.
72. The site is identified by the CIL Review Update Report as residing in the Mid-Higher Value Zone, with a development density (net) of 28 units/ha and an affordable housing requirement of 33%.
73. Table 5.1 of the CIL Review Update Report Addendum provides the outcome of the revised viability testing for the allocation, the details of which are contained in the accompanying tables which include sensitivity analysis.
74. The CIL Review Update Report and its Addendum identify the anticipated GDV of the site and input likely assumed costs relevant to the allocation, including affordable housing provision, site specific S106 costs, infrastructure costs and an anticipated CIL charge. Assumed profits of 20% on GDV (blended at 17%) are included.
75. Taking into account the RLV and BLV, a surplus indicates that the proposed CIL charge is viable retaining a buffer of over £35m (net) for the site which equates to approximately £17,500 per dwelling (83% from the maximum CIL that may be feasible). I find this to be a reasonable and sufficient contingency cushion which would accommodate variances that may arise, for example in relation to the cost of garage provision.
76. I find that the cost and value assumptions to be reasonable. As noted in the CIL Review Update Report, the site attracts significant infrastructure costs for education provision which will likely affect cashflow warranting a flexible buffer. I conclude that the proposed CIL charge of £65/sqm to be viable and justified.

Land off Howlett Way, Trimley St Martin

77. The site off Howlett Way is identified by SCLP Policy SCLP12.64 for approximately 360 dwellings. The policy prescribes various infrastructure requirements.
78. The site is identified by the CIL Review Update Report as residing in the Mid-Higher Value Zone, with a development density (net) of 42 units/ha and an affordable housing requirement of 33%.
79. Table 5.1 of the CIL Review Update Report Addendum provides the outcome of the revised viability testing for the allocation, the details of which are contained in the accompanying tables which include sensitivity analysis.
80. The CIL Review Update Report and its Addendum identify the anticipated

GDV of the site and input likely assumed costs relevant to the allocation, including affordable housing provision, site specific S106 costs, infrastructure costs and an anticipated CIL charge. Assumed profits of 20% on GDV (blended at 17%) are included.

81. Taking into account the RLV and BLV, a surplus indicates that the proposed CIL charge is viable retaining a buffer of over £10m (net) for the site which equates to approximately £28,500 per dwelling (76% from the maximum CIL that may be feasible). This provides a reasonable contingency for cost variances, for example in relation to garage provision.
82. I find that the cost and value assumptions to be reasonable. As noted in the CIL Review Update Report, the smaller size of the site attracts comparatively reduced infrastructure costs, for example education provision, and reduces the risk and uncertainty for future infrastructure expenditure. The buffer remains adequate such that I conclude that the proposed CIL charge of £160/sqm to be viable and justified.

Land south of The Street, Carlton Colville

83. The site, of 54.88 ha, is allocated by WLP Policy WLP2.16 for approximately 900 dwellings, including a retirement community. The policy prescribes density expectations and various infrastructure requirements.
84. The site is identified by the CIL Review Update Report as residing in the Mid Value Zone, with a development density (net) of 35 units/ha and an affordable housing requirement of 20%.
85. Table 5.1 of the CIL Review Update Report Addendum provides the outcome of the revised viability testing for the allocation, the details of which are contained in the accompanying tables which include sensitivity analysis.
86. The CIL Review Update Report and its Addendum identify the anticipated GDV of the site and input likely assumed costs relevant to the allocation, including affordable housing provision, site specific S106 costs, infrastructure costs and an anticipated CIL charge. Assumed profits of 20% on GDV (blended at 18%³⁴) are included.
87. Taking into account the RLV and BLV, a surplus indicates that the proposed CIL charge is viable retaining a buffer of nearly £26m for the site which equates to approximately £28,750 per dwelling (84% from the maximum CIL that may be feasible). This provides a reasonable contingency for cost variances, for example in relation to garage provision.
88. I find that the cost and value assumptions to be reasonable. As noted in the CIL Review Update Report, the site has a higher anticipated density of development and a lower affordable housing requirement than others in the same Value Zone. Whilst there are specific infrastructure costs applicable such as for flood risk and highway works, I conclude that the proposed CIL

³⁴ Figure of 18% given in CIL Review – Post Examination in Public (EIP) Addendum Report Summary Table Appendix 2 page 40.

charge of £90/sqm to be viable and justified with an adequate buffer provision.

Beccles and Worlingham Garden Neighbourhood

89. A variety of representations have been made to the Examination in relation to the Beccles and Worlingham Garden Neighbourhood, some suggesting the proposed CIL charge is too low and others suggesting it is set impractically high. WLP Policy WLP3.1 allocates land for mixed uses including approximately 1,250 dwellings which contains a retirement community. The policy prescribes the need for a detailed masterplan plus density expectations (net) of 30 units/ha and various infrastructure requirements which are notably different from other strategic sites such that endeavours to make direct comparisons between strategic sites are of limited value.
90. The site is identified by the CIL Review Update Report as residing in the Mid Value Zone. The Council relies on the CIL Review Update Report and Market Assessment in identifying the Value Zone within which Beccles and Worlingham Garden Neighbourhood is located. The Report recognises that there is very limited sales data available although regard has been had to marketed prices for new homes, such as those developed by Hopkins Homes.
91. The CIL Review Update Report assesses sales values for 1, 2, 3 and 4 bed houses. The rationale for the unit sizes assessed is set out in the Report. Notwithstanding representations made that smaller or larger unit sizes should have been assessed, and whilst recognising that there may be a demand for larger homes above 120sqm, I do not find the unit sizes underpinning the Council's approach to be unreasonable in the East Suffolk context for the purposes of setting CIL. The Report is clear that it has taken into account the original sales values used in the earlier October 2021 assessment and newly adopted sales values for the June 2022 document, including percentage adjustments to allow for house price increases.
92. Whilst I note the submissions made that marketed prices and sales values may have increased and be higher than used in the CIL Review Update Report, I also note that build costs have increased. I accept the Council's submissions that it is not practical to constantly update new iterations of evidence to account for changes in costs and sales values such that I find the CIL Review Update Report is proportionately up to date for the purposes of the submitted CIL.
93. Additional house value data based on the NR34 postcode has been collated and submitted to the Examination by representors. This is more locationally specific to the strategic site and indicates the potential for increased new build indicative sales values above those used in the Council's evidence. I note that some of the submitted figures, and consequently the differential with the Council's evidence, are increased by the decision to not account for homes sold at below £2,000/sqm in order to reflect a potential new build premium. Value differences are also enhanced by differences between house type and size, where bungalows, particularly detached, appear to attract a further premium and impact notably on average sales values.

94. Whilst cognisant of the representations made, I am of the view that the Council has reasonably endeavoured to take a proportionate approach to the issue of identifying market values across the District as a whole, taking into account data sets which indicate broad variations in historic values in different areas including around Beccles and Worlingham.
95. At a more micro level, there may be the potential for an increase in values in the vicinity of the Garden Neighbourhood site as a consequence of specific local variations in house values. However, I am not satisfied that the potential effects are of the magnitude suggested by representors, mindful of the net density expectations for the development, or that the Council's evidence can be deemed flawed such that it cannot be relied upon for the purposes of setting a CIL charge.
96. When taken in the round and to be consistent with the approach for all other strategic sites, I find that the Council's evidence is sufficient and proportionate to justify the Mid Value Zone identified within the Charging Schedule.
97. The site is required to be developed with an affordable housing requirement of 30%. Table 5.1 of the CIL Review Update Report Addendum provides a summary of the outcome of the revised viability testing for the allocation, the details of which are contained in the accompanying tables, including sensitivity analysis.
98. The CIL Review Update Report, its Addendum and further updates identify the anticipated GDV of the site and input likely assumed costs relevant to the allocation, including affordable housing provision, site specific S106 costs, infrastructure costs and an anticipated CIL charge. Assumed profits of 20% on GDV (blended at 17%) are included.
99. The proposed Garden Neighbourhood will be of a significant size in the East Suffolk context. Partly as a consequence, a broad range of infrastructure is required in support of delivering an effective scheme. These include various highway works involving a main road and junction provision/improvements, the provision of adequate electricity supplies, pedestrian and cycle links, woodland enhancement/retention and a range of other infrastructure matters.
100. Based on the available evidence, I am satisfied that the infrastructure costs applicable to the Garden Neighbourhood are different to other East Suffolk Strategic Sites. Furthermore, whilst noting representations which suggest that the proposed infrastructure may, in part, be unnecessary, the Council and developer interests have developed a SoCG and appear to agree the basis of the infrastructure required to enable the site such that I have insufficient reason to disagree.
101. There is a clear difference of judgement between interested parties, including site proponents, on the costs of developing the site and the implications for

cashflow management, including the costs of interest payments. A SoCG³⁵ was provided (dated February 2023) by the Council and Larkfleet Group Ltd, Chenery's Farm Partnership and Beccles Townlands Trust albeit differences remain between these signatories.

102. The Council's original evidence found that a maximum potential CIL charge that enables a viable development would be £167/sqm and specified an applicable CIL Charge of £30/sqm. On this basis it identified a potential surplus of just over £10m for the site and a resulting per dwelling buffer of approximately £8,178 (82% from the maximum CIL). The Council's Addendum Report³⁶ provides an updated analysis of the site with regard to revised S106/infrastructure costs. It concludes that, even though reduced, the scale of the available buffer is adequate based on the percentage of CIL relative to the available headroom (77% or c.£6,200 per dwelling).
103. The Council's originally calculated buffer lies within a similar percentage range as other strategic sites. Nevertheless, this is not the only measure of an effective buffer. Indeed, it is considerably lower when calculated as a per dwelling figure, some 45% below that for North Lowestoft and 71% less than that for Carlton Colville. Whilst each strategic site falls to be considered against its own specific circumstances, the available viability cushion for the Beccles and Worlingham Garden Neighbourhood, by the Council's calculations, is the least generous and therefore the least able to allow for expenditure/revenue contingencies.
104. As noted elsewhere in this report, I am mindful that the PPG advocates a proportionate, simple and transparent approach to the matter of development viability. Whilst particularly pertinent to plan making, the PPG is also clear that: *In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.*³⁷ The Beccles and Worlingham Garden Neighbourhood is a key site within the Waveney Local Plan. As such, it is important that any applicable CIL charge is justified in terms of viability and does not jeopardise the effective delivery of the development plan strategy. As noted by the Council's evidence in relation to strategic sites: *The level of detail available to support our assumptions and inputs of the larger site testing is limited because most of the sites are still in the early stages of being brought forward. Due to the size of the development, development viability is very sensitive to small changes in the inputs used. We would therefore recommend a cautious approach is taken when setting CIL charges (i.e. a higher buffer).*³⁸
105. Contrary evidence was submitted to that of the Council indicating that the costs of development will be higher than assumed. This is specified in consultation responses to the Draft Charging Schedule (2021 and 2022) and to the Examination process thereafter. Whilst I support the premise for

³⁵ Document C17.

³⁶ Document C18.

³⁷ PPG Reference ID: 10-003-20180724.

³⁸ CIL Review Update Report paragraph 11.17.

proportionate evidence, I am also mindful that a CIL charge must strike an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the viability of development. In this regard, it is helpful that the Council has updated its evidence to account for its latest IFS.

106. However, a number of the detailed assumptions within the Council's evidence are specifically disputed. These include the way in which BCIS costs have been applied, the input assumptions for general development costs, including professional fees, electricity sub stations, highway works, the manner in which garage provision is accounted, the assumed rate of site 'build out', the method of applying interest costs and the absence of transparent cashflow details. Concerns are also raised at revised timescales for infrastructure delivery through the lifespan of the development. Some alternative assumptions, costs and implications for development viability are provided.
107. The SoCG now supplied for this strategic site is helpful in some respects by clarifying certain matters, albeit I note that the Council has been unable to share its cashflow projections. A number of key matters arise.
108. The SoCG confirms that the costs of ensuring an adequate electricity supply to the site involve onsite sub-stations and an offsite primary sub-station. The onsite sub-station cost of £720,000 is agreed while the best available evidence for the cost of the offsite primary sub-station suggests it may fall beyond £6m (as at March 2022).
109. I note that within the Addendum Report the Council considers strategic infrastructure costs to be those which are over and above 'normal' BCIS build costs and 'normal' (20%) externals allowances (which are designed to cover some of the unknown infrastructure costs and enable suitable buffers to maintain development viability³⁹), and these could include spine roads, roundabout, electricity substations, pumping stations etc. Nevertheless, the Council considers that the primary sub-station costs should fall within the 20% 'externals' allowance for strategic sites which conflicts with the site proponents' perspective that this should be considered as an abnormal cost separate from the 'externals' allowance.
110. I am satisfied on the balance of the available evidence that the pumping stations and offsite drainage costs referenced within the site proponents' submissions (March 2022 et al) can reasonably be considered to fall within an 'externals' allowance designed to absorb some unknown infrastructure costs and should not be considered as an abnormal cost. However, in cognisance of the agreed requirement for an offsite primary electricity sub-station which has been broadly costed and given the Addendum Report, which must be read alongside the SoCG which includes the statement that the offsite primary sub-station is an abnormal cost (paragraph 14) and agreement that the onsite sub-station costs are an extra cost outside of the 20% "externals" allowance (paragraph 15), it is consequently not justified to reasonably include the cost of the primary sub-station within the externals allowance for the site. As a result, the inclusion of a specific primary sub-

³⁹ Document A8. Paragraph 6.7.

station infrastructure cost, potentially in excess of £6m, would affect development viability to a greater extent than the Council's analysis allows.

111. The SoCG agrees a more realistic time frame for the construction of the key spine road for the development site with an associated effect upon development costs (total estimated at £6.25m). Furthermore, the SoCG reassesses the likely housing delivery timescale to be slower than originally assessed by the Council. This would have an associated impact upon generated revenue. In addition, the delivery of certain elements of the necessary infrastructure for the development will be affected which alters the original analysis of the Council. I note that it is agreed that the spine road delivery, housing completions timescale and the timing of specific infrastructure delivery have implications for the overall modelling, cashflow and interest calculations for the site.
112. The Council remains of the view that it is neither necessary nor appropriate to release its cashflow analysis. This conflicts with the perspective of the site proponents who have supplied simplified cashflow analysis. Nevertheless, both parties agree that the results of the unpublished cashflow model will worsen the viability of the scheme; in summary, revenue streams are delayed whilst certain costs are increased and brought forward in time. Based upon the Council's calculations, the 'break-even' point for the development is now considered to be at month 78 of the development (rather than month 29) based on an interest rate of 6.5%. The site proponents consider this to be at month 110. If an interest rate of 8% is assumed, the break-even points are further delayed.
113. It is clear that even if the revised Council cashflow position is accepted, the costs of developing the Beccles and Worlingham Garden Neighbourhood are increased in comparison to the Council's earlier analysis. This is illustrated at page 24 of the SoCG, where Section B notes the costs of interest accruing. I note that the site proponents consider that the actual costs of interest would be greater than the Council's figures which should be adjusted to reflect base interest rate changes between October 2021 and March 2022, leading to a variance of c£7.9m on an assumed interest rate of 6.5%.
114. Furthermore, I note the submissions made in relation to the applicability of BCIS build costs as set out in Section C of the SoCG table, which consequently identifies a considerable variance in attributed sums and overall costs. Based on the available evidence, it is likely that the number of garages to be constructed as part of the development will exceed the Council assumption of 405 albeit it may not extend to the site proponents' figure of 569. Regardless, the cost of garage provision, based on BCIS data, is also likely to exceed the single garage cost of £8000 assumed by the Council. The BCIS data (c£13,500) is a 'median' cost which, on the basis of the applied lower quartile costs by the Council that I consider generally justified, is therefore likely to be lower in practice. Nevertheless, the evidence indicates that the cost of garage provision will be materially greater than assumed by the Council with a consequent impact upon development viability. In addition, on the basis that CIL is payable on garages, the Council perspective that it is not possible to know the sizes of houses and

garages and therefore is a matter that should not be meaningfully considered, is unpersuasive. Garage sizes can reasonably be assumed and, as indicated by the site proponents, a six figure cost may likely arise. On this premise, to not account for CIL payable on garages where evidence has been provided for consideration is unjustified. This would affect development viability.

115. The SoCG identifies the difference in approach towards the costs of highway works which include 2 junctions to the relief road and access to the employment site. The Council maintains a cost assumption of £1.5m notwithstanding the submissions of the site promoters that the costs will exceed £3m. The evidence is contrary and there are no submissions which enable a clear judgement to be drawn on the specific costs on these matters. The site proponents have provided a basic breakdown on likely costs which, notwithstanding uncertainty as to the need for a new roundabout, and in the absence of commensurate opposing evidence, suggest that the Council is at risk of underestimating the total costs of provision.

116. The SoCG confirms that while development viability is not disputed, in terms of the available buffer, the revised analysis of the Council (compared to Oct 2022) based on a CIL rate of £30/sqm is as follows:

Oct 22	Maximum CIL	Buffer %	Total buffer	Buffer per dwelling
6.5% interest	£167.78	82%	£10,222,269	£8,178

Jan 23	Maximum CIL	Buffer %	Total buffer	Buffer per dwelling
6.5% interest	£131.54	77.2%	£7,856,937	£6,286
8% interest	£115.29	74.0%	£6,580,381	£5,264

117. It has been brought to my attention⁴⁰ that an analysis of relevant East Suffolk Strategic Sites reveals:

Strategic Site	Total Buffer	Buffer per Plot	Buffer as % of Revenue	Buffer as % of Costs
Beccles & Worlingham	£7,856,937	£6,286	2.42%	2.71%
North Lowestoft	£16,236,532	£14,760	5.69%	6.55%
North Felixstowe	£35,107,025	£17,554	6.54%	7.70%
South Saxmundham	£19,897,956	£24,872	9.27%	11.31%
Colville	£25,878,214	£28,754	10.61%	13.03%
Trimley St Martin	£10,261,389	£28,504	10.62%	12.55%

118. Notwithstanding key differences between the strategic sites and their infrastructure requirements, the broad analysis set out in the tables above

⁴⁰ Document C25.

indicates, by the Council's own reckoning, that the Beccles and Worlingham Garden Neighbourhood has a comparatively lower buffer than all other sites which is therefore potentially least resilient to variations in revenue and costs.

119. Whilst recognising that the assessment of the costs of developing a strategic site is challenging, an underestimation of costs likely renders the calculation of a viability buffer ineffective. As a consequence, the scope of any buffer to act as a sufficient contingency would be undermined and the overall viability of development would be potentially threatened.
120. I consider that the scale of any viability buffer should be sufficient to absorb some of the variable cost factors affecting the site delivery. Even if the Council's evidence on costs and revenues is accepted, including interest at 6.5%, then it indicates that of all its assessed strategic sites, the buffer applicable to Beccles and Worlingham Garden Neighbourhood, the second largest residential allocation, is the lowest by a number of measures. This is emphasised by the revised evidence including the SoCG and Addendum Report.
121. As summarised above, the balance of evidence suggests that the costs of developing the Beccles and Worlingham Garden Neighbourhood will exceed the Council's assumptions and analysis; this includes the costs of off-site power provision, the likely increased costs arising from interest and cashflow management, the cost of garages and their CIL implications. The totality of evidence does not give sufficient assurance that the proposed CIL rate of £30/sqm and the proposed buffer would secure development viability with a suitable buffer and that the Charging Schedule therefore strikes an appropriate balance.
122. The Council, following my request, has provided additional sensitivity analysis of CIL rate options of £10 and £20/sqm applicable to the Beccles and Worlingham Garden Neighbourhood⁴¹ and has confirmed that it did not wish to alter its position that a £30/sqm CIL charge is appropriate.
123. The additional analysis of the Council utilises the same assumptions as its evidence for CIL rates of both £30/sqm and £0/sqm previously submitted. The Council has provided a summary table using an interest rate of 6.5% as follows:

CIL rate psm	Buffer %	Total Buffer	Buffer per dwelling
£30	77.2%	£7,856,937	£6,286
£20	84.8%	£8,626,716	£6,901
£10	92.4%	£9,395,196	£7,516
£0	100%	£10,163,677	£8,131

124. The use of a figure as a percentage of maximum CIL available is one

⁴¹ Documents C20-C24.

indicator of a potential buffer but this can reasonably be considered alongside other means of assessing whether a sufficient and practically useful buffer may exist to absorb changes in development revenues and costs. These can include absolute buffer values and per dwelling figures. As noted above (paragraph 117) other measures can include the buffer as a percentage of revenues and costs.

125. At this stage of the development process, costs of site delivery are challenging to specifically identify but, as set out previously, the balance of the evidence suggests that costs of development will exceed the Council's assumptions and analysis; this includes the costs of off-site power provision, the likely increased costs arising from interest and cashflow management, the cost of garages and their CIL implications. Such additional costs would significantly reduce the scale of the likely buffer arising and potentially nullify it entirely. I note for example the off-site primary substation, garage costs, highway costs and interest rate implications as calculated by the site proponents⁴² would exceed £12m and that a considerably higher variance is concluded for the site as a whole.
126. Even when using the Council assumptions, CIL rates of £10 and £20/sqm will result in a buffer per dwelling significantly below that of any other strategic site. When expressed as a total value, the buffer available for Beccles and Worlingham Garden Neighbourhood is similarly below that of other relevant strategic sites. If expressed as a percentage of revenue or costs, the available buffers utilising the Council's assumptions remain notably below that of other relevant sites. The available buffer with a potential CIL rate of £10/sqm is calculated by the Council to now be lower than that originally calculated in 2022 for a £30/sqm rate.
127. I am mindful that there was recognition during the Examination that the Beccles and Worlingham Garden Neighbourhood has higher infrastructure costs to recover than some of the other strategic sites. This is further acknowledged in the SoCG notwithstanding the fact that there remains a large element of disagreed costs. As such, there is a higher cost base which would be potentially sensitive to changes and to which a reasonable buffer is required.
128. The Beccles and Worlingham Garden Neighbourhood is a significant and key site for the development plan within East Suffolk. As noted in the SoCG, there are significant costs to bringing the site into fruition. I find that the balance of evidence shows that the Council is at risk of underestimating such costs which are sensitive to changes and which logically would warrant an adequate buffer to ensure development viability. Such a buffer does not persuasively exist even if a CIL charge is reduced from £30 to £10/sqm. There is no indication that values will increase sufficiently to offset such costs. I agree with the Council's advisors⁴³ that a cautious approach should be taken when setting CIL charges. As a consequence, the proposed rate would result in a low and inadequate buffer that unacceptably risks the

⁴² See SoCG Table p24.

⁴³ See footnote 38.

delivery of the site and as consequence would undermine the deliverability of the development plan. No other charge is evidentially justified with an adequate buffer, and I therefore conclude that a nil charge is warranted. Should additional evidence arise in the future, the Council will be able to review the position.

129. I therefore recommend a modification to the Charging Schedule to set a charging rate of £0 per square metre at this time for Beccles and Worlingham Garden Neighbourhood (**PM3**).

North of Lowestoft Garden Village

130. 71ha of land is allocated by WLP Policy WLP 2.13 for a mix of uses including approximately 1,300 homes albeit an emerging masterplan indicates 1,000-1,150 is more likely. The Report assesses viability against a figure of 1,100 homes as a consequence which is reasonable. The policy prescribes various infrastructure requirements.
131. The site is identified by the CIL Review Update Report as residing in the Mid Value Zone. I note the preceding Value Zones for the area also included the land as being within the Mid Value Zone and am satisfied that the available evidence, including the Market Report, warrants its edge of Lowestoft location to be included as a mid-value zone and not a mid-lower value zone. The site is proposed with a development density (net) of 33 units/ha and an affordable housing requirement of 30%.
132. Table 5.1 of the CIL Review Update Report Addendum provides the outcome of the revised viability testing for the allocation, the details of which are contained in the accompanying tables which include sensitivity analysis.
133. The CIL Review Update Report and its Addendum identify the anticipated GDV of the site and input likely assumed costs relevant to the allocation, including affordable housing provision, site specific S106 costs, infrastructure costs and an anticipated CIL charge. Assumed profits of 20% on GDV (blended at 17%) are included.
134. Taking into account the RLV and BLV, a surplus indicates that the proposed CIL charge is viable retaining a buffer of just over £16m for the site which equates to approximately £14,760 per dwelling (81% from the maximum CIL that may be feasible). This provides a reasonable contingency for cost variances, for example in relation to garage provision.
135. I find that the cost and value assumptions to be reasonable. As noted in the CIL Review Update Report, the site has some particular infrastructure costs, such as a new junction with the A47 dual carriageway, as well as primary school and other requirements. It is towards the middle of the range of the overall surplus in the Mid Value Zone and benefits from a marginally higher density than some other sites. It is not directly comparable to Beccles and Worlingham Garden Neighbourhood which has a lower anticipated gross to net development ratio and different infrastructure requirements. The identified buffer is not unduly generous particularly being mindful of the cost of garage provision but, on balance, I conclude the proposed CIL charge of

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£60/sqm to be viable and justified.

Kirkley Waterfront and Sustainable Urban Neighbourhood.

136. WLP Policy WLP2.4 allocates land for mixed uses including 1,380 homes, employment development and a retirement community. The policy prescribes various infrastructure requirements.
137. The site is identified by the CIL Review Update Report as residing in the Lower Value Zone, with a development density (net) of 50 units/ha.
138. The CIL Review Update Report summarises the issues affecting the site as follows: *This site is not viable even at 0% affordable housing. The site is in the lowest value zone and flattened sales values are particularly low. The site is brownfield which requires higher site remediation cost and there are significant S106 contributions expected. The site is considered very unviable without external financial support (to assist with decontamination, for example). A zero CIL rate is the only possible recommendation.*
139. Based on the available evidence, including the specific site appraisals, I agree.

Strategic Site Viability Outcomes

140. Notwithstanding Beccles and Worlingham Garden Neighbourhood, I find the viability evidence appropriate, including the assumptions made in the residential appraisals for values and costs. The balance of the evidence adequately supports the proposed CIL rates for all strategic sites with the exception of Beccles and Worlingham Garden Neighbourhood.

Main Issue: Specialist and Holiday Accommodation

- *Is the approach taken by the Council towards other specialist housing and holiday accommodation justified and appropriate?*

Specialist Residential Accommodation

141. The CIL Review Update Report tests three types of specialist residential accommodation, namely sheltered housing, extra care housing and registered care. In doing so, the Report has noted the available SHMA data which indicates levels of accommodation need within East Suffolk.
142. In testing typologies for specialist accommodation, the Report has appropriate regard to the definitions within the PPG, the SHMA evidence and approved schemes across East Suffolk. Value assumptions as set out in Table 8.3 are not substantively disputed whilst cost assumptions are reasonably drawn from those used for market residential development with updates in Table 8.4.
143. In summary, I accept the viability testing result for sheltered housing and extra care housing which, regardless of whether greenfield or brownfield, and

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even allowing for the absence of affordable housing, does not support scope for a CIL charge.

144. Care homes are, with a precautionary caveat related to applicable business models, found to be viable such that there is potential scope for a CIL charge. However, when accounting for a buffer, viability is diminished for greenfield sites and disappears for brownfield sites such that the Council has determined not to set a CIL charge for this type of development. On the balance of the available evidence, I agree.

Holiday Accommodation

145. The CIL Review Update Report incorporates specific consideration of holiday accommodation, including new build lets, barn conversions and holiday lodges. With the exception of the latter, where certain coastal locations⁴⁴ command a premium in sales values compared to the rest of East Suffolk, there is insufficient data to confirm different value zones across the Council area. These conclusions are reasonable.
146. The Report includes a range of costs applicable to holiday accommodation, tested on greenfield and brownfield sites as set out in CIL Review Update Report paragraph 7.10 and Table 7.2. These also appear reasonable. The viability testing (Appendix 7) indicates that new build flats for holiday lets, barn conversions and holiday lodges are viable, to varying degrees, and provide scope for an appropriate CIL charge in the higher value defined coastal areas. Based on all available information, I have no reason to disagree with the Charging Schedule which sets a CIL rate of £210 for holiday lodges not complying with the Caravan Act in defined coastal areas.

Main Issue: Retail and Employment

- *Do the retail levy rates strike an appropriate balance between helping to fund the new infrastructure required and the potential effect on the economic viability of retail schemes?*
147. The Report appropriately notes the requirements of the extant development plan for East Suffolk and the introduction of Class E within the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020. In this context, and noting the planned developments for specific parts of the Council area, the Report identifies two typologies for 'Express' convenience retail floorspace and 'Budget' convenience floorspace. This is reasonable. The typologies are satisfactorily identified as not being as location sensitive compared to residential development and have been tested on greenfield and brownfield sites. These conclusions are reasonable as are the undisputed figures assumed for BLV.
148. Cost assumptions are drawn from preceding work in support of the WLP and SCLP and are indicated in CIL Review Update Report Table 9.2. These are sensible. Allowing for land values set out reasonably in paragraph 9.10,

⁴⁴ CIL Review Update Report Figure 7-1.

convenience retail floorspace is viable and would, dependent on the scale of provision and land characteristics, result in viable developments sufficient to support a variable CIL charge.

149. Whilst adopting a similar assessment for comparison retail floorspace, albeit with appropriately amended assumptions, the viability testing indicates that comparison retail floorspace is unviable in all scenarios and would not support a CIL charge. I agree.
150. I consider that the Draft Charging Schedule retail rates strike an appropriate balance between helping to fund the new infrastructure required and the potential effect on the economic viability of retail schemes.
151. The CIL Review Update Report acknowledges the employment objectives and requirements of the development plan, particularly the scale of anticipated economic growth, land provision and the necessary spatial distribution with a focus on Lowestoft, North Felixstowe and South Saxmundham et al.
152. The CIL Review Update Report considers a BLV of £100,000 per net acre to be appropriate for greenfield land, for both office and industrial development, and there is no contrary evidence to suggest such an approach is inappropriate.
153. Due to the limited variation in value of office space across East Suffolk, only one typology was tested as follows: 425sqm net internal area/500sqm gross internal area (gross to net 85%) and 40% site coverage. Cost assumptions are reasonably explained within the Council's evidence with the inclusion of Table 10.2. Based on the greenfield benchmark land value, office development is found not to be viable and there is no justification for a CIL charge.
154. A similar approach is taken with regards to industrial floorspace where a single scenario was tested: 1,000sqm gross internal area (as a single building or subdivided) with 40% site coverage. The report reasonably notes that build costs have fallen since the development plan was prepared yet, assuming BLV of £100,000/ha, such development is unviable and does not justify a CIL charge.
155. In relation to both retail and employment development, I find that the Charging Schedule strikes an appropriate balance and is acceptable.

Are the proposed rates informed by and consistent with the evidence on viability across the charging authority's area?

Residential Development

156. Given the nature of East Suffolk and its development needs, a primary focus of the viability evidence relates to residential development which, based on the development plan, represents the greater proportion of proposed new development. Such an approach is reasonable. As noted above, the Report uses a common methodology to assess viability in relation to a variety of

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residential site typologies.

157. As set out in paragraph 12 above, the Council proposes five separate charging zones (excluding strategic sites). In general terms, the costs of development are reasonably identified as being similar across the Council area, whilst I consider the benchmark and potential development values within the Report to be realistic and based on adequate evidence.
158. Based on the supporting evidence, Appendix A of the Draft Charging Schedule reasonably identifies the respective charging zones.
159. The CIL Review Update Report indicates the RLVs arising against the various tested development typologies on greenfield and previously developed land. This includes testing of varying affordable housing proportions. Whilst there is some variation in the RLVs, overall, this data supports the conclusion contained within the Draft Charging Schedule that a higher CIL charge rate (£300) is justified in the Higher Value Zone of East Suffolk with a £200 charge applicable to Zone 2 and £100 in Zone 3. Adequate buffers are maintained in excess of 30% from the maximum potential viable CIL rate. Nil charges are justified adequately for Zones 4 and 5. Overall, the separated charging zones at the rates proposed for residential development within the Draft Charging Schedule are justified.

Specialist Accommodation

160. The report makes clear that there is no viable justification for charging CIL for specialist housing and therefore the nil rates included within the Draft Charging Schedule are warranted.

Strategic Sites

161. The CIL Review Update Report and its Addendum support the proposed CIL rates applicable to strategic sites. With the exception of Beccles and Worlingham Garden Neighbourhood and on the balance of all evidence, sufficient buffers are taken into account which could facilitate unknown development cost increases or related factors. The Draft Charging Schedule, as modified below, is reasonable in these regards.

Other Rates

162. The charging rates for holiday lodges (£210/sqm) in defined coastal areas and for convenience retail (£70/sqm) are justified by the analysis of the CIL Review Update Report. The former effectively incorporates a 30% buffer. Furthermore, the evidence supports the setting of nil rates for the other types of development identified in the Draft Charging Schedule.
163. The proposed rates are informed by and consistent with the evidence on viability across the charging authority's area.

Has evidence been provided that shows the proposed rate or rates would not undermine the deliverability of the plan (see National Planning Policy Framework paragraph 34)?

164. The Council's decision for its differential charging zones is based on reasonable assumptions about land values, development values and likely development costs.
165. In setting the CIL charging rates, the Council has had regard to detailed evidence on infrastructure planning and the economic viability evidence of the development market in East Suffolk. The Council has sought to be realistic in terms of achieving a reasonable level of income to address an acknowledged gap in infrastructure funding, while ensuring that a range of development remains viable across the Borough. Buffers are incorporated into its viability evidence that are designed to ensure that the effective delivery of development, including adequate housing to meet identified needs, is achieved. As ever, this will need to be subject to suitable monitoring and management.
166. The Council has confirmed that it intends to prepare a single East Suffolk Discretionary Social Housing Relief Policy and bring this into effect when the East Suffolk CIL Charging Schedule also comes into effect. The Council does not propose an Exceptional Circumstances Relief policy as site specific circumstances can be resolved through a viability assessment as allowed for in Local Plan policies.
167. I consider the CIL Review Update Report, the Addendum and associated evidence to be substantively robust notwithstanding the approach towards Beccles and Worlingham Garden Neighbourhood. I conclude that the residential and other rates proposed, as modified below, would not undermine the deliverability of the development plan. The proposed rates are therefore justified and strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments.

Overall Conclusion

168. I conclude that the Draft Community Infrastructure Levy Charging Schedule, subject to modification, satisfies the drafting requirements. I recommend that the submitted Draft Charging Schedule, following modification, be approved.

Andrew Seaman

Examiner

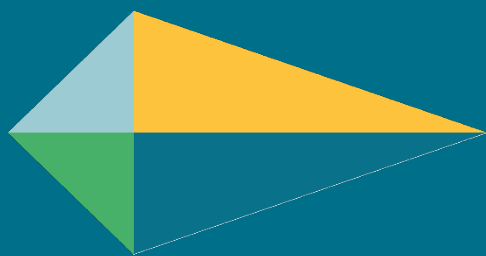
Appendix: Modifications

Note: deletions shown with ~~strike-through~~ and additions shown in *italics*.

Proposed modification number (PM)	Page no./ other reference	Modification																		
PM1	Appendix A	Amend Appendix A to reflect final adopted changes to parish/ward boundaries.																		
PM2	2	Correct numbering in table on page 2: “Table 3.4 1.4 – Other Rates”.																		
PM3	2	<div>Amend Table 3.1:</div> <table><thead><tr><th>Strategic Sites Charging Zone</th><th>Rate of CIL per sqm</th></tr></thead><tbody><tr><td>Policy SCLP12.29: South Saxmundham Garden Neighbourhood</td><td>£100</td></tr><tr><td>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</td><td>£65</td></tr><tr><td>Policy SCLP12.64: Land off Howlett Way, Trimley St Martin</td><td>£160</td></tr><tr><td>Policy SCLP12.19: Brightwell Lakes/Adastral Park, Martlesham</td><td>£0</td></tr><tr><td>Policy WLP2.16: Land south of The Street, Carlton Colville/Gisleham</td><td>£90</td></tr><tr><td>Policy WLP3.1: Beccles and Worlingham Garden Neighbourhood</td><td>£30 £0</td></tr><tr><td>Policy WLP2.13: North of Lowestoft Garden Village</td><td>£60</td></tr><tr><td>Policy WLP2.4: Kirkley Waterfront and Sustainable Urban Neighbourhood</td><td>£0</td></tr></tbody></table>	Strategic Sites Charging Zone	Rate of CIL per sqm	Policy SCLP12.29: South Saxmundham Garden Neighbourhood	£100	Policy SCLP12.3: North Felixstowe Garden Neighbourhood	£65	Policy SCLP12.64: Land off Howlett Way, Trimley St Martin	£160	Policy SCLP12.19: Brightwell Lakes/Adastral Park, Martlesham	£0	Policy WLP2.16: Land south of The Street, Carlton Colville/Gisleham	£90	Policy WLP3.1: Beccles and Worlingham Garden Neighbourhood	£30 £0	Policy WLP2.13: North of Lowestoft Garden Village	£60	Policy WLP2.4: Kirkley Waterfront and Sustainable Urban Neighbourhood	£0
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Draft Strategic Environmental Assessment Screening Opinion

East Suffolk Draft Community
Infrastructure Levy Charging Schedule



EASTSUFFOLK
C O U N C I L

November 2021

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1. Introduction

In some circumstances a document could have significant environmental effects and may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and so require Strategic Environmental Assessment.

This screening report is designed to test whether or not the East Suffolk Draft Community Infrastructure Levy (CIL) Charging Schedule requires a full Strategic Environmental Assessment (SEA). The legislative background below outlines the regulations that require the use of this screening exercise. Section 4 provides a screening assessment of the likely significant effects of the charging schedule and the need for a full SEA.

The CIL Charging Schedule will identify rates of CIL that will be payable to the Council to fund infrastructure. The Council has two adopted Local Plans (Waveney Local Plan 2019 and Suffolk Coastal Local Plan 2020) which set out the strategies, policies and site allocations to inform future development and these have been subject to full Strategic Environmental Assessment in their preparation.

2. Legislative Background

The basis for Strategic Environmental Assessment legislation is European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the Environment'. This document is also known as the Strategic Environmental Assessment (or SEA) Directive. European Directive 2001/42/EC was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations, (as amended, including through EU exit legislation).

The SEA Regulations include a definition of 'plans and programmes' to which the regulations apply. SEA requirements relate to plans or programmes which are subject to preparation or adoption by an authority at national, regional or local level, which includes those prepared for town and country planning and land use. SEA is required where the plan or programme is likely to have significant environmental effects. It is therefore necessary to screen the CIL

charging schedule to identify whether significant environmental effects are likely. Where screening identifies significant environmental effects, a full Strategic Environmental Assessment is required.

3. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC

The preparation of a plan or programme triggers a requirement to determine whether it is likely to have a significant environmental effect. This requirement is discharged by the 'responsible authority' being the authority by which or on whose behalf the plan or programme is prepared. Before making a determination, the responsible authority shall: -

- a) Take into account the criteria specified in Schedule 1 to the Regulations;
and
- b) Consult the consultation bodies.

The consultation bodies are defined in section 4 of the SEA Regulations. The opinions from the statutory consultation bodies: Historic England, the Environment Agency and Natural England, are therefore to be taken into account.

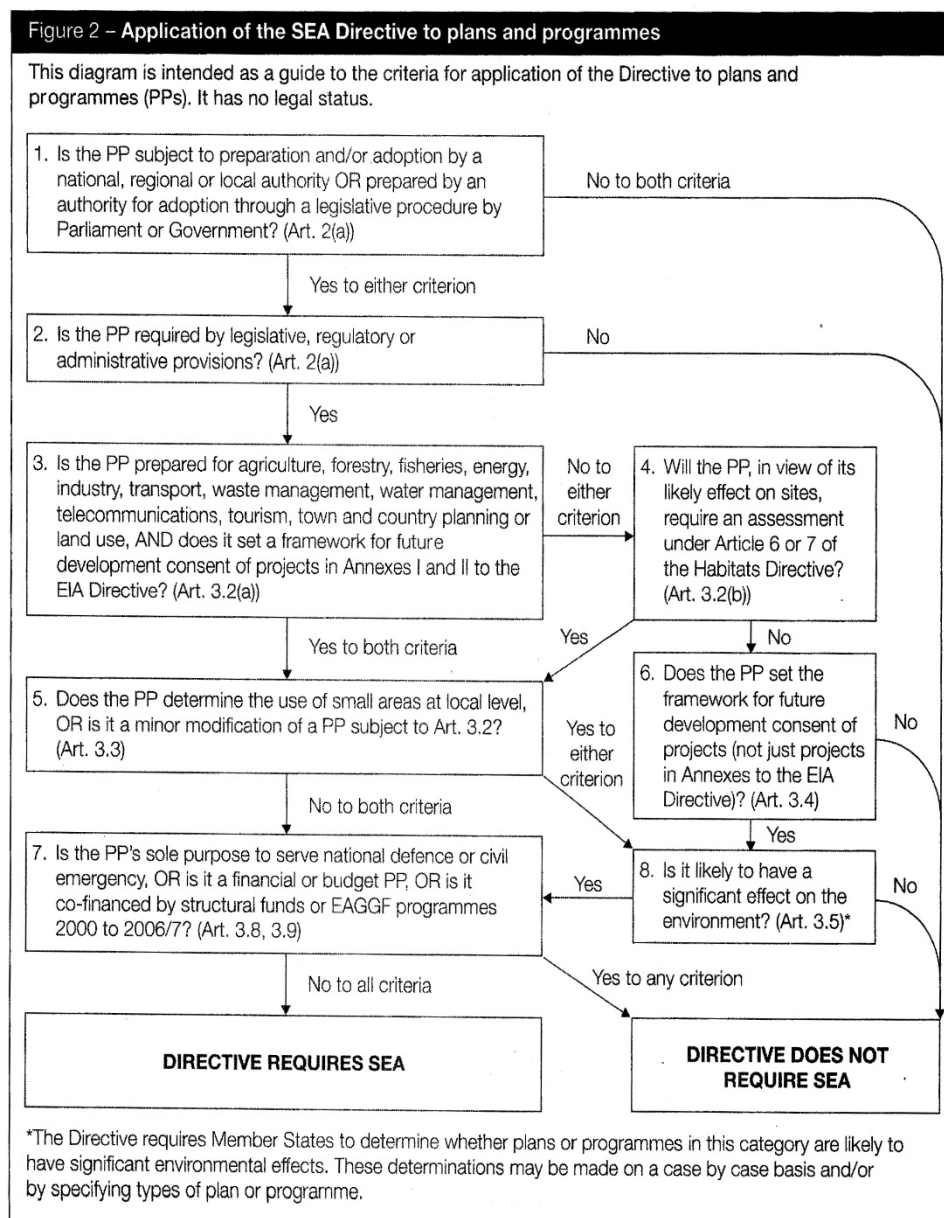
Schedule 1 of the SEA Regulations sets out the criteria for determining likely significant effects as follows:

- 1. The characteristics of plans and programmes, having regards, in particular to:
 - a. The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.
 - b. The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.
 - c. The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.

- d. Environmental problems relevant to the plan or programme.
 - e. The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
- a. The probability, duration, frequency and reversibility of the effects.
 - b. The cumulative nature of the effects.
 - c. The trans boundary nature of the effects.
 - d. The risks to human health or the environment (e.g. due to accidents).
 - e. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - f. the value and vulnerability of the area likely to be affected due to:
 - i. special natural characteristics or cultural heritage;
 - ii. exceeded environmental quality standards or limit values;
 - iii. intensive land-use; and
 - g. the effects on areas or landscapes which have a recognised national, community or international protection status.

4. Assessment

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



Source: A Practical Guide to the Strategic Environmental Assessment Directive (2005)

The following assessment applies the questions from the preceding diagram. The answers determine whether the Neighbourhood Plan will require a full Strategic Environmental Assessment.

1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))

Yes. The preparation and adoption of the Draft East Suffolk Community Infrastructure Levy Charging Schedule is being carried out by East Suffolk Council. It is being produced in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))

No. The CIL is not a legislative requirement. However, where an authority has made the decision to implement CIL, then this can only be done where a local authority has consulted on, and approved, a Charging Schedule which sets out its levy rates and has published the Charging Schedule on its website. The production of the CIL Charging Schedule is governed by Community Infrastructure Levy Regulations 2010 (as amended) and relates to the administration of the Council's planning service.

3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))

The CIL charging schedule is prepared in support of the delivery of town and country planning and infrastructure. The CIL Charging Schedule will not allocate any land for development and will not set a framework for the future consent of projects listed in Annexes I and II of the EIA Directive.

4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))

A separate screening exercise has been carried out under the Habitats Directive (92/43/EEC) and Conservation of Habitats and Species Regulations (2017) (as amended). This has determined that a full Appropriate Assessment is not required.

5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)

Not applicable (based on the responses to questions 3 and 4 above).

6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3(4))

No. The Draft East Suffolk Community Infrastructure Levy Charging Schedule will not allocate any land or sites for new dwellings or other types of development and so therefore it will not give rise to likely significant effects on protected European Sites.

The CIL Charging Schedule is a levy payable by (qualifying) development to support infrastructure delivery.

7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)

No. Not applicable.

8. Is it likely to have a significant effect on the environment? (Art. 3(5))

No. The East Suffolk Community Draft Infrastructure Levy Charging Schedule will not allocate any land or sites for new dwellings or other types of development that could give rise to significant effects on environment.

The CIL Charging Schedule is a levy payable by (qualifying) development to support infrastructure delivery.

5. Conclusion

The East Suffolk Draft Community Infrastructure Levy Charging Schedule will not allocate any land or sites for new dwellings or other types of development that could give rise to likely significant environmental effects.

The CIL Charging Schedule is a levy payable by (qualifying) development to support infrastructure delivery.

It is considered by East Suffolk Council that it is not necessary for a Strategic Environmental Assessment to be undertaken of the East Suffolk Draft Community Infrastructure Levy Charging Schedule to ensure compliance with SEA legislation.

Signed:

Dated: 05/11/2021

A handwritten signature in black ink, appearing to read 'Desi Reed'. The signature is written in a cursive, slightly slanted style.

Desi Reed
Planning Policy and Delivery Manager
East Suffolk Council

Appendix 1: Responses from Statutory Consultees

East Suffolk Council carried out a public consultation during the initial stages of preparing a new Community Infrastructure Levy (CIL) Charging Schedule for the District. The public consultation was carried out from Monday 15th March to 5pm on Monday 26th April 2021.

Consultation documents included:

- East Suffolk CIL Charging Schedule Preparation
- East Suffolk CIL Equality Impact Assessment Screening Opinion
- East Suffolk CIL Instalment Policy
- Habitats Regulations Assessment of the Draft East Suffolk Community Infrastructure Levy Charging Schedule
- Strategic Environmental Assessment Screening Opinion for the East Suffolk CIL Charging Schedule Preparation

Consultees included East Suffolk Town and Parish Councils, neighbouring Town and Parish Councils, developers, landowners, agents, architects and individuals who have requested to be consulted on planning consultations. Natural England, Historic England and the Environment Agency were all consulted as statutory consultees.

Date: 26 April 2021
Our ref: 346651
Your ref:

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T 0300 060 3900

Dear Adam Nicholls,

Planning consultation: East Suffolk Sustainable Construction Supplementary Planning Document and baseline evidence for the East Suffolk Community Infrastructure Levy Charging Schedule – Initial Consultations

Thank you for your consultation on the above dated 15 March 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

NATURAL ENGLAND'S ADVICE

Sustainable Construction Supplementary Planning Document (SPD)

Natural England does not have any comments to make on the Sustainable Construction SPD.

East Suffolk Community Infrastructure Levy (CIL) Charging Schedule

Natural England does not have any comments to make on the East Suffolk CIL Charging Schedule.

Habitats Regulations Screening Assessment of the Draft CIL Charging Schedule

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of the information provided, Natural England concurs with this view.

Strategic Environmental Assessment of the Draft CIL Charging Schedule

Your assessment concludes that it is not necessary for a Strategic Environmental Assessment to be undertaken of the East Suffolk Community Infrastructure Levy Charging Schedule to ensure compliance with SEA legislation. On the basis of the information provided, Natural England concurs with this view.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 07768 237040.

Yours sincerely

Sam Kench
Norfolk and Suffolk Team

From: Marsh, Andrew <[REDACTED]>
Sent: 30 June 2021 14:55
To: Ruth Bishop <Ruth.Bishop@eastsuffolk.gov.uk>
Cc: Marsh, Andrew <[REDACTED]>
Subject: East Suffolk Council - SEA Screening Opinion for East Suffolk Community Infrastructure Levy

Dear Ruth

Re: SEA Screening Opinion for East Suffolk Community Infrastructure Levy

Thank you for inviting Historic England to comment on the SEA Screening Opinion of East Suffolk's Community Infrastructure Levy. Having reviewed the report I can confirm that we agree that no further SEA work is required. We have no further comments to make. I would be grateful if you would confirm receipt of this email.

Kind regards,

Andrew Marsh BSc MA MRTPI
Historic Environment Planning Adviser
Development Advice | East of England
Historic England
Mobile: [REDACTED]
Direct line: [REDACTED]

Historic England
Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU
www.historicengland.org.uk

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Dear Sir / Madam

East Suffolk Council – initial consultation to inform the Sustainable Construction Supplementary Planning Document, and initial work on development costs to inform the CIL charging schedule

Thank you for inviting Historic England to comment on both the initial consultation to inform the Sustainable Construction Supplementary Planning Document and the CIL charging schedule. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.

We have reviewed both consultations and very much welcome the preparation of these documents which will support policy in East Suffolk Local Plan, provide guidance to developers and help guide the preparation and assessment of future planning applications.

While we don't have any specific comments to make at this stage regarding the initial CIL work, we particularly welcome the proposed inclusion of a section on the historic environment within the Sustainable Construction DPD. Listed buildings, buildings in conservation areas and scheduled monuments are exempted from the need to comply with energy efficiency requirements of the Building Regulations where compliance would unacceptably alter their character and appearance. Special considerations under Part L are also given to locally listed buildings, buildings of architectural and historic interest within registered parks and gardens and the curtilages of scheduled monuments, and buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

In developing policy covering this area you may find the Historic England guidance *Energy Efficiency and Historic Buildings – Application of Part L of the Building Regulations to historically and traditionally constructed buildings* <https://historicengland.org.uk/images-books/publications/energy-efficiency-historic-buildings-ptl/> to be helpful in understanding these special considerations.

Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment.

If you have any questions with regards to the comments made then please do get back to me. In the meantime we look forward to continuing to work with you and your colleagues. I would be grateful if you would confirm receipt of this email.

Kind regards

Andrew Marsh BSc MA MRTPI
Historic Environment Planning Adviser
Development Advice | East of England
Historic England
Mobile: [REDACTED]
Direct line: [REDACTED]



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From: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>
Sent: 25 June 2021 13:05 [REDACTED]
To: Ruth Bishop <Ruth.Bishop@eastsoffolk.gov.uk>
Subject: RE: SEA Screening Opinion for East Suffolk Community Infrastructure Levy

Good Afternoon Ruth

Thank you for your consultation.

The Environment Agency have no comments to make.

Kind Regards

Liam

Liam Robson

Sustainable Places Planning Advisor – East Anglia Area (East)

Environment Agency | Iceni House, Cobham Road, Ipswich, Suffolk, IP3 9JD

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Email us

Planning Policy and Delivery Team
planningpolicy@eastssuffolk.gov.uk



Call us

01394 444557



Write to us

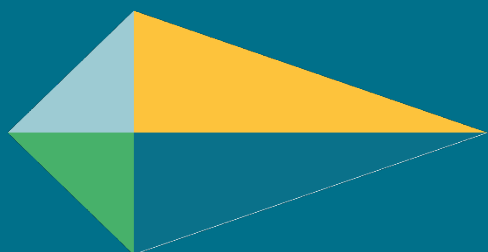
East Suffolk Council
Riverside, 4 Canning Road, Lowestoft
Suffolk NR33 0EQ



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Draft Habitats Regulations Screening Assessment

East Suffolk Draft Community
Infrastructure Levy Charging Schedule



EASTSUFFOLK
C O U N C I L

November 2021

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1. Introduction

1.1 The European Habitats Directive¹ and Wild Birds Directive² provide protection for sites that are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. The network consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Both types can also be referred to as European Sites. The National Planning Policy Framework (NPPF) also states that Ramsar sites should be afforded the same level of protection as the European sites.

1.2 The requirement to undertake Habitats Regulation Assessment (HRA) of plans and projects is set out in the Conservation of Habitats and Species Regulations (2017) (as amended, including through EU exit legislation).

1.3 Regulation 105 of the Conservation of Habitats and Species Regulations (2017) (as amended, including through EU exit legislation) states:

‘Where a land use plan:

(a) Is likely to have a significant effect on a European sites or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) Is not directly connected with or necessary to the management of the site, The plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.’

1.4 The HRA is therefore undertaken in stages and should conclude whether or not a proposal or policy would adversely affect the integrity of any sites.

Stage 1: Determining whether a plan is likely to have a significant effect on a European site. This needs to take account of the likely impacts in combination with other relevant plans and projects. This assessment should be made using the precautionary principle. The screening assessment must reflect the outcomes of the 2018 judgement of the Court of Justice of the European

¹ 92/43/EEC

² 2009/147/EEC

Union³, which has ruled that where mitigation is necessary this must be identified through an Appropriate Assessment.

Stage 2: Carrying out Appropriate Assessment and ascertaining the effect on site integrity. The effects of the plan on the conservation objectives of sites should be assessed, to ascertain whether the plan has an adverse effect on the integrity of a European site.

Stage 3: Identifying mitigation measures and alternative solutions. The aim of this stage is to find ways of avoiding or significantly reducing adverse impacts, so that site integrity is no longer at risk. If there are still likely to be negative impacts, the option should be dropped, unless exceptionally it can be justified by imperative reasons of overriding public interest.

1.5 The East Suffolk Draft Community Infrastructure Levy Charging Schedule is being produced by East Suffolk Council. The Charging Schedule will apply to the whole of the East Suffolk. This report considers whether there are likely to be significant effects on protected European sites and whether a full Appropriate Assessment may be required.

1.6 East Suffolk Council is covered by two Local Plans, the Suffolk Coastal Local Plan (adopted in September 2020) and the Waveney Local Plan (adopted in March 2019).

1.7 Both Local Plans were subject to Habitats Regulations Assessment as part of their production. Where screening identified a likely significant effect, Appropriate Assessment was undertaken and the mitigation measures identified were incorporated within the Plans, resulting in conclusions that the plans will not lead to any adverse effects on European wildlife sites within and in the vicinity of the (then) Suffolk Coastal and Waveney Districts. Both Appropriate Assessments identified recreational disturbance particularly from dog walkers as a significant effect. The Council has subsequently produced a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) and

³ C-323/17 – People over Wind, Peter Sweetman v Coillte Teoranta

requires payment towards mitigation from residential developments within 13km of the protected European sites.

2. Protected sites covered by this report

- 2.1 Sites included in this assessment are listed in Table 1. This includes all sites that are within 20km of East Suffolk Council. The locations of the sites are shown on maps in Appendix 2 and the Qualifying Features and Conservation Objectives of the sites are contained in Appendix 3, along with a summary of the pressures and threats as documented in the Appropriate Assessments for the Local Plans.

Table 1: Relevant European protected sites

Name
Alde-Ore and Butley Estuaries SAC,
Alde-Ore Estuary SPA, Ramsar
Benacre to Easton Bavents SPA
Benacre to Easton Bavents Lagoons SAC
Breydon Water SPA, Ramsar
Broadland SPA, Ramsar
Deben Estuary SPA, Ramsar
Dew's Ponds SAC
Great Yarmouth North Denes SPA
Haisborough, Hammond and Winterton SAC
Minsmere to Walberswick Heaths & Marshes SAC
Minsmere – Walberswick SPA, Ramsar
Norfolk Valley Fens SAC
Outer Thames Estuary SPA
Orfordness – Shingle Street SAC
Sandlings SPA
Southern North Sea SAC
Staverton Park and The Thicks, Wantisden SAC
Stour and Orwell Estuaries SPA, Ramsar
The Broads SAC
Winterton-Horsey Dunes SAC

3. East Suffolk Draft Community Infrastructure Levy Charging Schedule

- 3.1 The Community infrastructure Levy (CIL) is a levy which local authorities across the country can choose to charge on new developments within their area. Funds collected through the CIL can be used to support the delivery of infrastructure which the local authority, local communities and stakeholders consider necessary to support the future growth of an area.
- 3.2 If a council wishes to secure developer contributions through the application of Community Infrastructure Levy (CIL), it must set out the delineation between the infrastructure types that will be sought through a S106 agreement and those through CIL. The CIL Charging Schedule sets out the amount of CIL liable for different development types, varied by zone (for residential uses).
- 3.3 At present, there are two separate CIL Charging Schedules operating in East Suffolk, firstly in the former Waveney District Council area (which was adopted in 2013) and secondly, in the former Suffolk Coastal District Council area (which was adopted in 2015). The age of the two CIL Charging Schedules and the fact that there are some differences between them, allied to the formal establishment of East Suffolk Council on 1st April 2019, means that the time is right for the Council to prepare a single CIL Charging Schedule for the whole of the East Suffolk district.
- 3.4 The Council plans to undertake a formal consultation on a new draft CIL Charging Schedule for the whole of East Suffolk in late summer 2021.

4. Other Plans and Projects

- 4.1 Regulation 105 of the 2017 Regulations (as amended, including through EU exit legislation) requires consideration to be given to whether a Plan will have an effect either alone or in combination with other plans or projects.
- 4.2 As noted in the introduction, the other key plans are the Local Plans. The Local Plans set out the broad scale and distribution of development across the area

of East Suffolk formerly covered by Suffolk Coastal District and Waveney District.

- 4.3 A screening process considered each policy in the Suffolk Coastal and Waveney Local Plans and concluded whether significant effects were likely and if Appropriate Assessment was therefore needed. The Appropriate Assessments of the Suffolk Coastal and Waveney Local Plans considered the following themes:

- a. Recreation pressure,
- b. Air quality and traffic emissions,
- c. Biodiversity net gain,
- d. Urbanisation,
- e. Water quality, resources and treatment, and
- f. Flood risk and coastal erosion.

- 4.4 Mitigation measures were identified within the Appropriate Assessments and incorporated within both Local Plans, resulting in a conclusion that neither plan would lead to any adverse effects on European wildlife sites within and in the vicinity of the (then) Suffolk Coastal and Waveney Districts.

5. Assessment of likely effects of the East Suffolk Draft Community Infrastructure Levy Charging Schedule on European protected sites

- 5.1 The East Suffolk Draft Community Infrastructure Levy Charging Schedule will not allocate any land or sites for new dwellings or other types of development that could give rise to likely significant effects on protected European Sites.
- 5.2 The CIL Charging Schedule is a financial tool to raise funding from development to support infrastructure delivery.
- 5.3 The CIL charge will not be used to fund the mitigation of recreational impacts arising from new residential development, this is being secured separately through the Council's Recreational disturbance Avoidance and Mitigation

Strategy (RAMS) and this approach will continue after the adoption of any new CIL charging Schedule.

6. Summary and conclusions

- 6.1 Community Infrastructure Levy (CIL) is a levy which local authorities across the country can choose to charge on new developments within their area. Funds collected through the CIL can be used to support the delivery of infrastructure which the local authority, local communities and stakeholders consider necessary to support the future growth of an area. The CIL Charging Schedule sets out the amount of CIL liable for different development types, varied by zone (for residential uses).
- 6.2 The Charging Schedule is a financial tool to raise funding from development to support infrastructure delivery; it does not allocate any land or sites for new dwellings or other types of development.
- 6.3 On that basis, it is considered, that the East Suffolk Community Infrastructure Levy Charging Schedule will not lead to likely significant effects on protected European sites.

Signed:

Dated: 05/11/2021

A handwritten signature in black ink, appearing to read 'Desi Reed'. The signature is written in a cursive, slightly slanted style.

Desi Reed
Planning Policy and Delivery Manager
East Suffolk Council

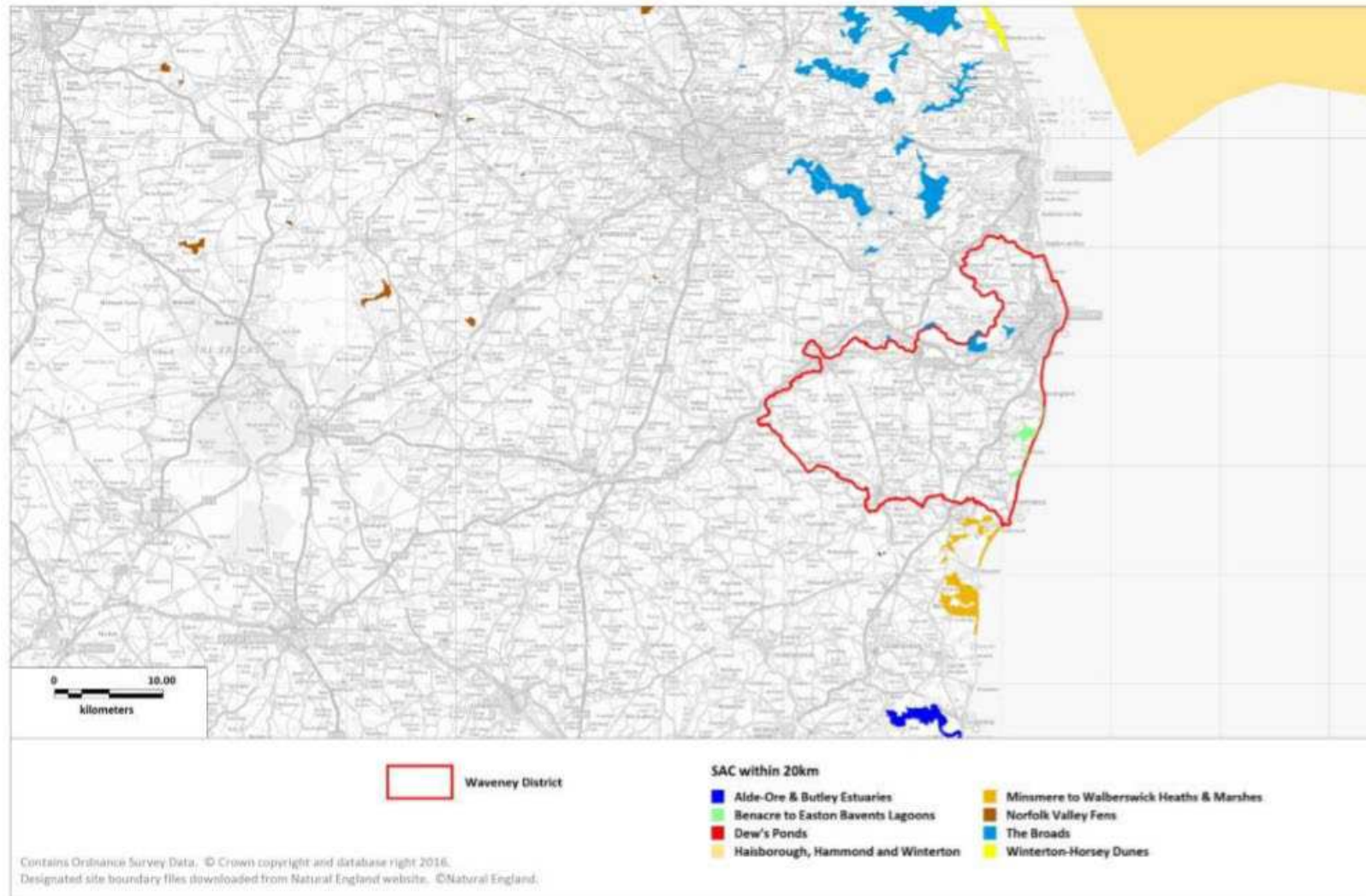
Appendix 1: Sources of background information

- East Suffolk Council – Suffolk Coastal Local Plan (September 2020)
- East Suffolk Council – Waveney Local Plan (March 2019)
- Habitats Regulations Assessment for the Suffolk Coastal Local Plan at Final Draft Plan stage (incorporating Main Modifications) (May 2020)
- The Habitats Regulations Assessment of the Waveney Local Plan (December 2018)

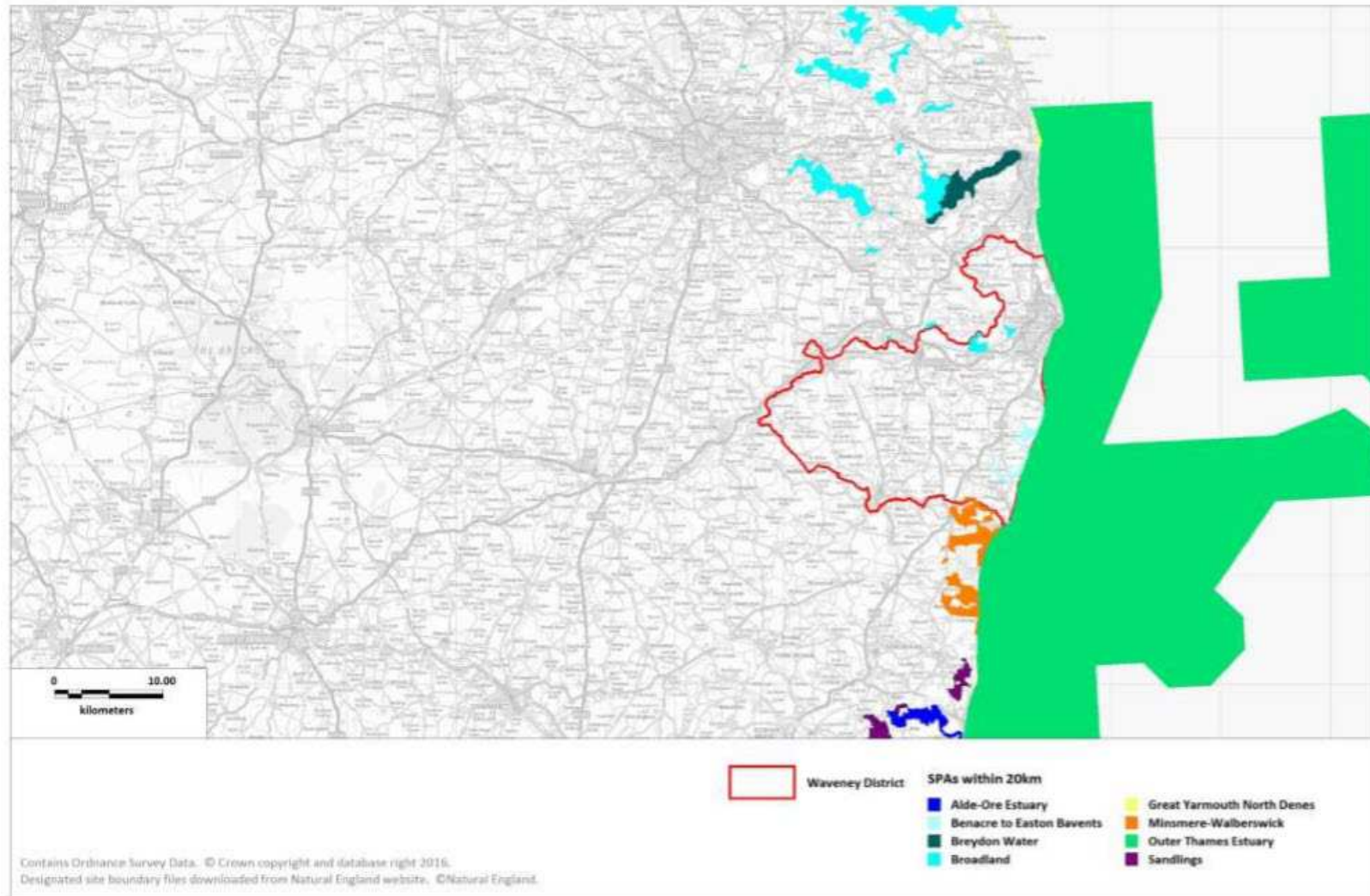
Appendix 2: Locations of European protected sites

European protected sites within 20km of the East
Suffolk Council- Waveney Local Plan Area

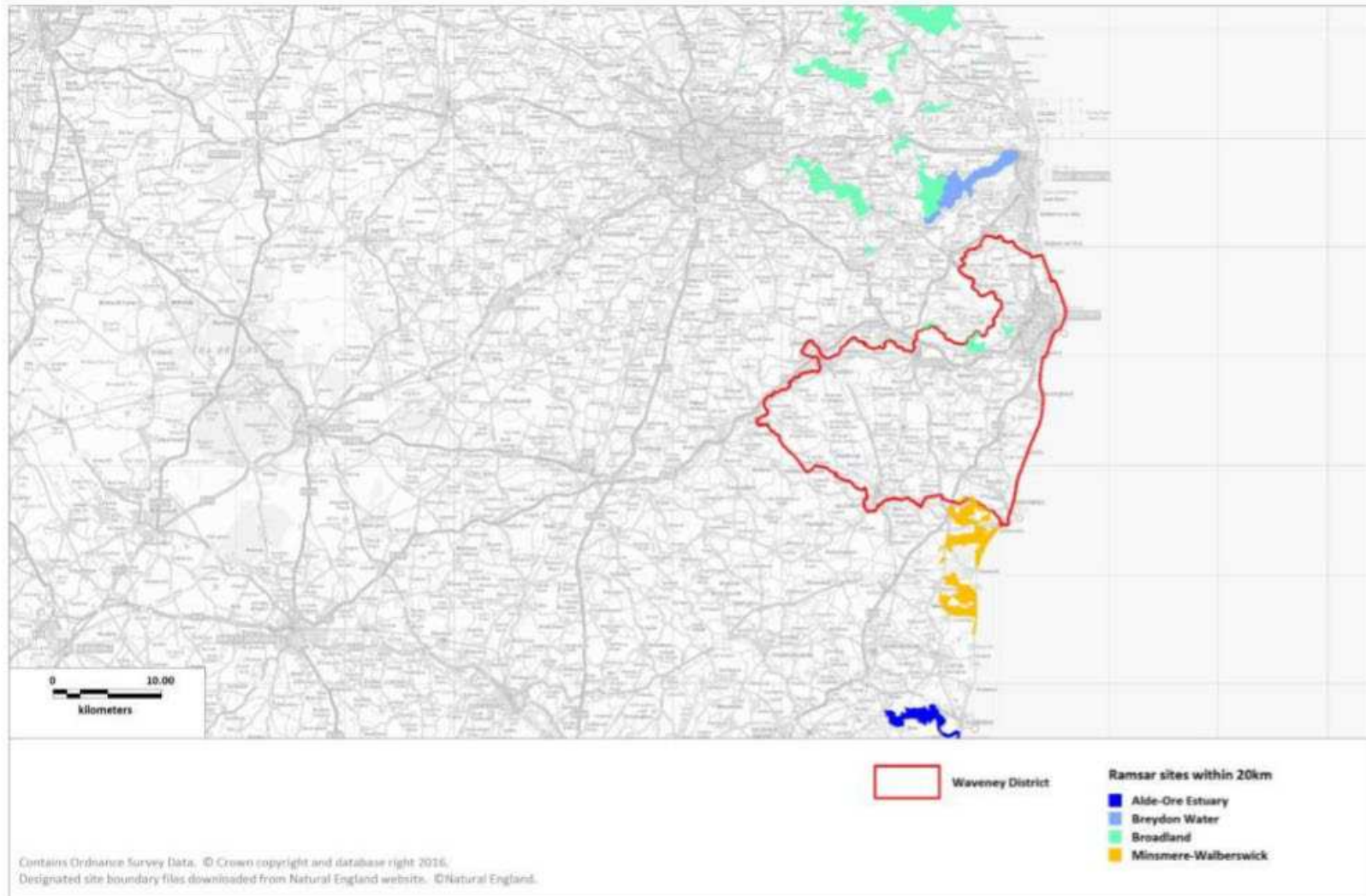
Map 1: SACs



Map 2: SPAs

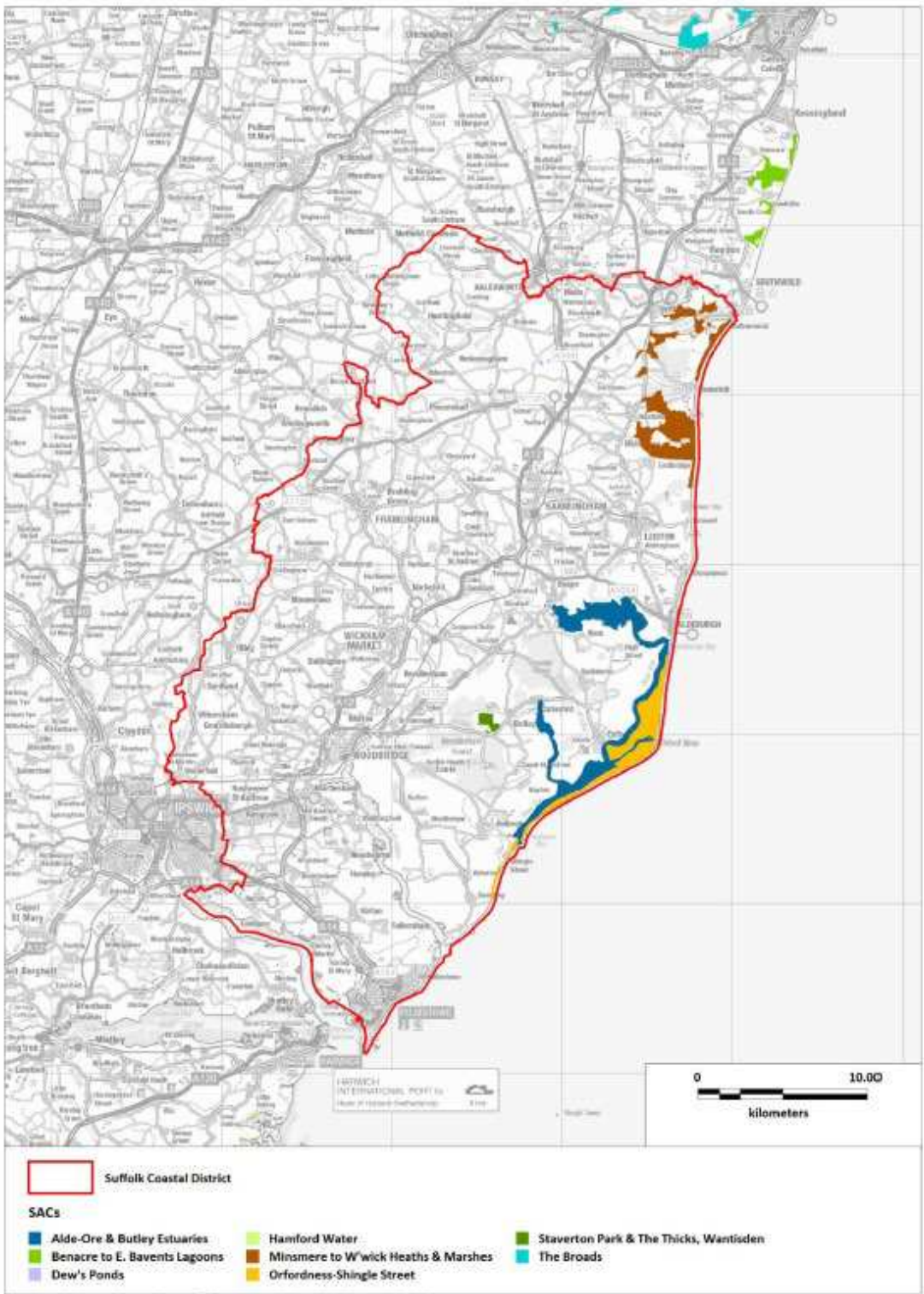


Map 3: Ramsar Sites

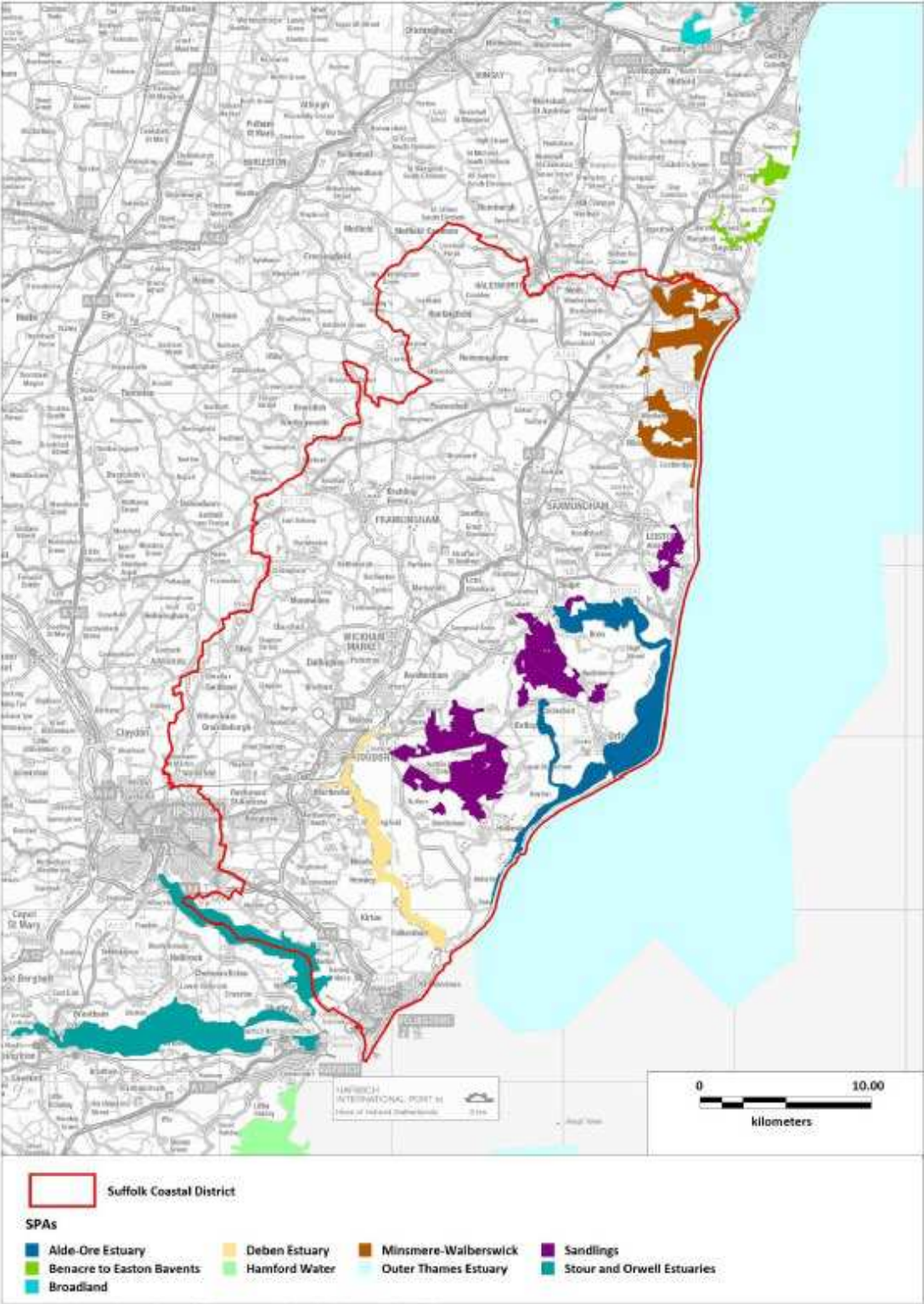


European protected sites within 20km of the East Suffolk Council- Suffolk Coastal Local Plan Area

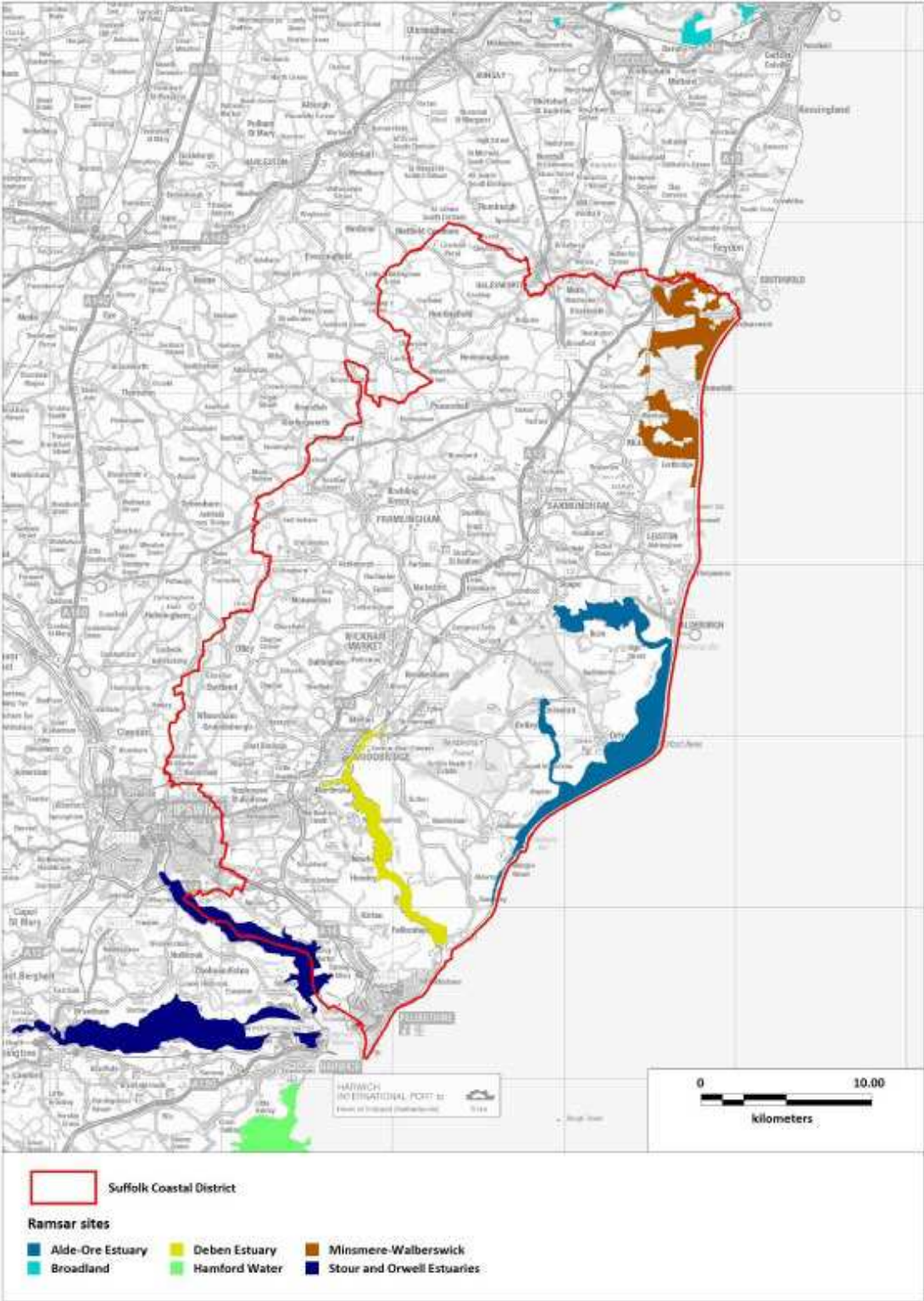
Map 1: SAC sites where boundary within 20km of Suffolk Coastal District



Map 2: SPA sites where boundary within 20km of Suffolk Coastal District



Map 3: Ramsar sites where boundary within 20km of Suffolk Coastal District



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Appendix 3: Relevant European protected sites

Name	Qualifying features	Conservation Objectives	Pressure and threats (as summarised in the Habitats Regulations Assessment for the Suffolk Coastal Local Plan at Final Draft Plan Stage (December 2018))
Special Areas of Conservation			
Alde-Ore and Butley Estuaries	H1130: Estuaries H1140: Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats H1330: Atlantic salt meadows	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features by maintaining or restoring: The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; The supporting processes on which qualifying natural habitats rely.	Hydrological changes, public access/disturbance, inappropriate coastal management, coastal squeeze, inappropriate pest control, changes in species distributions, invasive species, air pollution, fisheries (commercial marine and estuarine) (Alde-Ore and Butley Estuaries SAC and Alde-Ore SPA)
Benacre to Easton Bavents Lagoons	H1150# Coastal lagoons, A195(B) <i>Sterna albifrons</i> : Little tern A021(B) <i>Botaurus stellaris</i> : Great bittern A081(B) <i>Circus aeruginosus</i> : Eurasian marsh harrier	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by	Public access/disturbance, water pollution, physical modification, changes in species distributions, fisheries (marine and estuarine).

		<p>maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats,</p> <p>The structure and function (including typical species) of qualifying natural habitats, and,</p> <p>The supporting processes on which qualifying natural habitats rely.</p>	
Dew's Ponds	S1166 Triturus cristatus: Great crested newt	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of the habitats of qualifying species,</p> <p>The structure and function of the habitats of qualifying species,</p> <p>The supporting processes on which the habitats of qualifying species rely,</p> <p>The populations of qualifying species, and,</p> <p>The distribution of qualifying species within the site.</p>	None identified
Minsmere to Walberswick	H4030 European dry heaths	<p>Ensure that the integrity of the site is maintained or</p>	Coastal squeeze, public access/disturbance, changes in species

Heaths and Marshes	<p>H1210 Annual vegetation of drift lines</p> <p>H1220 Perennial vegetation of stony banks</p> <p>A052(B) <i>Anas crecca</i>: Eurasian teal</p> <p>A021(B) <i>Botaurus stellaris</i>: Great bittern</p> <p>A081(B) <i>Circus aeruginosus</i>: Eurasian marsh harrier</p> <p>A082(NB) <i>Circus cyaneus</i>: Hen harrier</p> <p>A224(B) <i>Caprimulgus europaeus</i>: European nightjar</p> <p>A056(B) <i>Anas clypeata</i>: Northern shoveler</p> <p>A056(NB) <i>Anas clypeata</i>: Northern shoveler</p> <p>A051(B) <i>Anas strepera</i>: Gadwall</p> <p>A051(NB) <i>Anas strepera</i>: Gadwall</p> <p>A132(B) <i>Recurvirostra avosetta</i>: Pied avocet</p> <p>A195(B) <i>Sterna albifrons</i>: Little tern</p> <p>A394(NB) <i>Anser albifrons</i>: Greater white-fronted goose</p>	<p>restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats and habitats,</p> <p>The structure and function (including typical species) of qualifying natural habitats, and,</p> <p>The supporting processes on which qualifying natural habitats rely.</p>	<p>distributions, invasive species, inappropriate pest control, air pollution, water pollution, deer, fisheries (commercial marine and estuarine)</p>
Orfordness – Shingle Street	<p>H1150: Coastal Lagoons</p> <p>H1210: Annual vegetation of drift lines</p> <p>H1220: Perennial vegetation of stony banks; Coastal shingle vegetation outside the reach of waves</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying</p>	<p>Not identified in Suffolk Coastal Final Draft Local Plan HRA.</p>

		<p>Features by maintaining or restoring: The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; and The supporting processes on which qualifying natural habitats rely.</p>	
Staverton Park and The Thicks, Wantisden	H9190: Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains; Dry oak-dominated woodland.	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features by maintaining or restoring: The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; and The supporting processes on which qualifying natural habitats rely.</p>	Woodland management, disease, atmospheric pollution.
The Broads	H7210# Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> S1016 <i>Vertigo moulinsiana</i> :	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the</p>	Water pollution, climate change, invasive species, siltation, inappropriate water levels, hydrological changes, water abstraction, change in land management,

	<p>Desmoulin's whorl snail H7230 Alkaline fens H6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) H91E0# Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) H7140 Transition mires and quaking bogs H3140 Hard oligo-mesotrophic waters with benthic vegetation of Chara spp H3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation S1355 Lutra lutra: Otter S1903 Liparis loeselii: Fen orchid S4056 Anisus vorticulus: Little ramshorn whirlpool snail</p>	<p>Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; The extent and distribution of qualifying natural habitats and habitats of qualifying species, The structure and function (including typical species) of qualifying natural habitats, The structure and function of the habitats of qualifying species, The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely, The populations of qualifying species, and, The distribution of qualifying species within the site.</p>	<p>inappropriate ditch management, inappropriate scrub control, changes in species distributions, public access/disturbance, undergrazing, drainage, direct impact from 3rd party</p>
Special Protection Areas			
<p>Alde-Ore Estuary (also Ramsar site)</p>	<p>A081: Eurasian marsh harrier (breeding) A132: Pied avocet (non-breeding) A132: Pied avocet (breeding) A151: Ruff (non-breeding) A162: Common redshank (non-breeding)</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p>	<p>Hydrological changes, public access/disturbance, inappropriate coastal management, coastal squeeze, inappropriate pest control, changes in species distributions, invasive species, air pollution, fisheries (commercial marine and estuarine)</p>

	<p>A183: Lesser black-backed gull (breeding)</p> <p>A191: Sandwich tern (breeding)</p> <p>A195: Little tern (breeding)</p>	<p>The extent and distribution of the habitats of the qualifying features;</p> <p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p> <p>The population of each of the qualifying features;</p> <p>and</p> <p>The distribution of the qualifying features within the site.</p>	<p>(Alde-Ore and Butley Estuaries SAC and Alde-Ore SPA)</p>
Benacre to Easton Bavents	<p>H1150# Coastal lagoons,</p> <p>A195(B) <i>Sterna albifrons</i>: Little tern</p> <p>A021(B) <i>Botaurus stellaris</i>: Great bittern</p> <p>A081(B) <i>Circus aeruginosus</i>: Eurasian marsh harrier</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <p>The extent and distribution of the habitats of the qualifying features,</p> <p>The structure and function of the habitats of the qualifying features,</p> <p>The supporting processes on which the habitats of the qualifying features rely,</p> <p>The population of each of the qualifying features,</p> <p>and,</p>	<p>Public access/disturbance, water pollution, physical modification, changes in species distributions, fisheries (marine and estuarine).</p>

		The distribution of the qualifying features within the site.	
Broadlands (also Ramsar site)	<p>H7210# Calcareous fens with <i>Cladium mariscus</i> and species of the Caricion <i>davalliana</i></p> <p>S1016 <i>Vertigo moulinsiana</i>: Desmoulin's whorl snail</p> <p>H7230 Alkaline fens</p> <p>H6410 <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caerulea</i>)</p> <p>H91E0# Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae)</p> <p>H7140 Transition mires and quaking bogs</p> <p>H3140 Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp</p> <p>H3150 Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i>-type vegetation</p> <p>S1355 <i>Lutra lutra</i>: Otter</p> <p>S1903 <i>Liparis loeselii</i>: Fen orchid</p> <p>S4056 <i>Anisus vorticulus</i>: Little ramshorn whirlpool snail</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats and habitats of qualifying species,</p> <p>The structure and function (including typical species) of qualifying natural habitats,</p> <p>The structure and function of the habitats of qualifying species,</p> <p>The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely,</p> <p>The populations of qualifying species, and,</p> <p>The distribution of qualifying species within the site.</p>	<p>Water pollution, climate change, invasive species, siltation, inappropriate water levels, hydrological changes, water abstraction, change in land management, inappropriate ditch management, inappropriate scrub control, changes in species distributions, public access/disturbance, undergrazing, drainage, direct impact from 3rd party</p>

Deben Estuary (also Ramsar site)	A046a: Dark bellied brent goose (non-breeding) A132: Pied avocet (non-breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: The extent and distribution of the habitats of the qualifying features; The structure and function of the habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The population of each of the qualifying features; and The distribution of the qualifying features within the site.	Coastal squeeze, disturbance to birds, water and air pollution.
Outer Thames Estuary	A001: Red-throated Diver (Non-breeding) A195: Common Tern (Breeding) A193: Little Tern (Breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: The extent and distribution of the habitats of the qualifying features; The structure and function of the	Not identified in Suffolk Coastal Final Draft Local Plan HRA. SIP identifies fisheries.

		habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The population of each of the qualifying features; and The distribution of the qualifying features within the site.	
Minsmere to Walberswick (also Ramsar site)	H4030 European dry heaths H1210 Annual vegetation of drift lines H1220 Perennial vegetation of stony banks A052(B) <i>Anas crecca</i> : Eurasian teal A021(B) <i>Botaurus stellaris</i> : Great bittern A081(B) <i>Circus aeruginosus</i> : Eurasian marsh harrier A082(NB) <i>Circus cyaneus</i> : Hen harrier A224(B) <i>Caprimulgus europaeus</i> : European nightjar A056(B) <i>Anas clypeata</i> : Northern shoveler A056(NB) <i>Anas clypeata</i> : Northern shoveler A051(B) <i>Anas strepera</i> : Gadwall A051(NB) <i>Anas strepera</i> : Gadwall A132(B) <i>Recurvirostra avosetta</i> : Pied avocet	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; The extent and distribution of the habitats of the qualifying features, The structure and function of the habitats of the qualifying features, The supporting processes on which the habitats of the qualifying features rely, The population of each of the qualifying features, and, The distribution of the qualifying features within the site.	Coastal squeeze, public access/disturbance, changes in species distributions, invasive species, inappropriate pest control, air pollution, water pollution, deer, fisheries (commercial marine and estuarine)

	A195(B) Sterna albifrons: Little tern A394(NB) Anser albifrons albifrons: Greater white-fronted goose		
Outer Thames Estuary	A001 (W) Gavia stellate Red-throated Diver A195 (B) Sterna hirundo Common Tern A193 (B) Sternula albifrons Little Tern	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; The extent and distribution of the habitats of the qualifying features, The structure and function of the habitats of the qualifying features, The supporting processes on which the habitats of the qualifying features rely, The population of each of the qualifying features, and, The distribution of the qualifying features within the site.	Not identified in Suffolk Coastal Final Draft Local Plan HRA. SIP identifies fisheries.
Sandlings	A224: European nightjar (breeding) A246: Woodlark (breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:	Changes in species distributions, inappropriate scrub control, deer, air pollution, public access/disturbance.

		<p>The extent and distribution of the habitats of the qualifying features; The structure and function of the habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The population of each of the qualifying features; and The distribution of the qualifying features within the site.</p>	
<p>Stour and Orwell Estuaries (also Ramsar site)</p>	<p>A046a: Dark bellied brent goose (non-breeding) A054: Northern pintail (non-breeding) A132: Pied avocet (non-breeding) A141: Grey plover (non-breeding) A143: Red knot (non-breeding) A149: Dunlin (non-breeding) A156: Black-tailed godwit (non-breeding) A162: Common redshank (non-breeding) Waterbird assemblage</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: The extent and distribution of the habitats of the qualifying features; The structure and function of the habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The population of each of the qualifying features; and</p>	<p>Coastal squeeze, disturbance to birds, air pollution and new development.</p>

East Suffolk Draft Community Infrastructure Levy Charging Schedule
Draft Habitats Regulations Screening Assessment – November 2021

		The distribution of the qualifying features within the site.	
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Appendix 4: Natural England Consultation Response

Date: 26 April 2021
Our ref: 346651
Your ref:

planningpolicy@eastsuffolk.gov.uk

BY EMAIL ONLY



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Dear Adam Nicholls,

Planning consultation: East Suffolk Sustainable Construction Supplementary Planning Document and baseline evidence for the East Suffolk Community Infrastructure Levy Charging Schedule – Initial Consultations

Thank you for your consultation on the above dated 15 March 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

NATURAL ENGLAND'S ADVICE

Sustainable Construction Supplementary Planning Document (SPD)

Natural England does not have any comments to make on the Sustainable Construction SPD.

East Suffolk Community Infrastructure Levy (CIL) Charging Schedule

Natural England does not have any comments to make on the East Suffolk CIL Charging Schedule.

Habitats Regulations Screening Assessment of the Draft CIL Charging Schedule

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of the information provided, Natural England concurs with this view.

Strategic Environmental Assessment of the Draft CIL Charging Schedule

Your assessment concludes that it is not necessary for a Strategic Environmental Assessment to be undertaken of the East Suffolk Community Infrastructure Levy Charging Schedule to ensure compliance with SEA legislation. On the basis of the information provided, Natural England concurs with this view.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 07768 237040.

Yours sincerely

Sam Kench
Norfolk and Suffolk Team

Page 1 of 1

.69 in



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planningpolicy@eastsuffolk.gov.uk



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Suffolk NR33 0EQ



This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

Equality Impact Assessment Screening Opinion

East Suffolk Community Infrastructure Levy
(CIL) Draft Charging Schedule

October 2021

Introduction

1. It is the Council's duty under the Equality Act 2010 to undertake an Equality Impact Analysis at the time of formulating a decision, drafting a report, designing or amending a policy. This will ensure that the Council is considering and taking positive action where possible to promote access to services for all their communities, including their wider communities. The Equality Impact Assessment Screening Assessment will assess whether there is any impact upon any of the groups with protected characteristics under the Equalities Act, which are listed in the table below. If an adverse impact upon any of these groups is identified, then a full Equalities Impact Assessment will be required.
2. The East Suffolk Community Infrastructure Levy Draft Charging Schedule (CIL Charging Schedule) is a charge on development that pays for the cost of infrastructure to support development throughout the District. There are different rates of CIL charge for different types of development. The CIL is a Council programme and so has the potential to impact upon groups that are protected under the Equality Act. Therefore, an Equalities Impact Assessment Screening Opinion is needed. This will enable the Council to ascertain whether there are any negative impacts upon these groups, in which case a full Equality Impact Assessment will be needed.
3. There are currently two separate CIL Charging Schedule operating in East Suffolk, firstly in the former Waveney District Council area (which was adopted in 2013) and secondly, in the former Suffolk Coastal District Council area (which was adopted in 2015). A CIL Charging Schedule sets out the levy costs which are required to be made by developers to support the delivery of infrastructure in a specified area, which can be varied by development type and size. It has now been decided to prepare a single CIL Charging Schedule for East Suffolk.
4. Viability work has been undertaken to ensure that the East Suffolk Community Infrastructure Levy charging schedule will not impact upon development viability. It also ensures that development will continue to be able to meet policy requirements detailed in the Suffolk Coastal Local Plan and Waveney Local Plan in terms of the delivery of housing for those of different age groups, as well as those with a health problem or disability. The CIL charging schedule also covers issues such as housing size and different types of tenure.
5. The adopted Waveney (2019) and Suffolk Coastal (2020) Local Plan set out various housing and other development allocations and requirements, including for (amongst others) i) affordable housing requirements and ii) specialist housing requirements (such as retirement accommodation and care homes). Equalities Impact Assessments were prepared to

accompany both Local Plan documents. Key Local Plan elements such as affordable housing amounts cannot be re-considered during the CIL Charging Schedule preparation process.

6. The Equality Act 2010 lists nine protected characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation. East Suffolk Council has added a tenth characteristic, socio-economic deprivation, in addition to the nine protected characteristics listed in the legislation. This reflects that pockets of deprivation that exist across East Suffolk.

Screening of impact on different groups

	Groups	Likely Impact (positive/negative/no impact)	Reason for your decision
a	Age (includes safeguarding issues)	Positive impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. Funding raised by CIL is partly used to provide housing for the elderly. It will therefore benefit this group. Consultation documents will be available online and can be provided in hard copy on request. The consultation materials will be available to people of all ages and therefore will not discriminate in terms of age.
b	Disability	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. The consultation will therefore not

			discriminate against those with a disability.
C	Gender reassignment	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. This consultation will therefore not discriminate against those who have undergone gender reassignment.
D	Marriage and Civil Partnership	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. This consultation will therefore not discriminate against those who are married or in a civil partnership.
E	Pregnancy and maternity	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. This consultation will therefore not discriminate against those who are pregnant or on maternity leave.

F	Race	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. The consultation will therefore not discriminate against those from any racial background.
G	Religion or Belief	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. The consultation will therefore not discriminate against those of different religious beliefs.
H	Sex	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. The consultation will therefore not discriminate against those of different sexual identities.
I	Sexual orientation	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon

			this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. The consultation will therefore not discriminate against those of different sexual orientations.
J	Socio-economic deprivation	No impact	The draft CIL Charging Schedule details the amount of CIL payable for different types of development. It will therefore not impact upon this group. Consultation documents will be available online and can be provided in hard copy on request so that they can be viewed by all. The consultation will therefore not discriminate against those who are experiencing socio-economic deprivation.

Consultation and Engagement

7. During the preparation of the CIL Charging Schedule there have been regular steering group meetings with colleagues in East Suffolk Council including Planning Policy, Infrastructure Delivery, and Major Sites and Infrastructure Officers. There have also been regular meetings with consultants from Aspinall Verdi.
8. There has been consultation during the preparation of the CIL Charging Schedule. An initial informal consultation took place between 15th March 2021 and 26th April 2021, on the basic assumptions for the draft CIL Charging Schedule. Members of the Town and Parish Councils, Suffolk County Council, East Suffolk Councillors, neighbouring district Councils including the Broads Authority, developers, agents, landowners, business associations, civic societies, infrastructure providers), and public were consulted.
9. The initial consultation was presented at East Suffolk Council's Developer Forum meeting on 15th April 2021. The presentation included information on the preparation of the CIL Charging Schedule, details of the key assumptions for the CIL Charging Schedule, links to

the consultation documents and an opportunity for questions and discussion. In addition, Council officers gave presentations to two East Suffolk Council Parish Council Forums in April 2021.

10. In total of 10 individuals and organisations responded to the consultation on the CIL Charging Schedule and 3 responded to the CIL Instalment Policy. The Council's response and how the comments informed the preparation of the CIL Charging Schedule is detailed in the Consultation Statement.
11. A second public consultation will take place from 11th November to 23rd December 2021 on the Draft CIL Charging Schedule. Consultation letters and emails will be sent to consultees. Publication online, in posters, newsletters and press releases will take place. The consultations will contact members of the Town and Parish Councils, Suffolk County Council, East Suffolk Councillors, neighbouring district Councils including the Broads Authority, developers, agents, landowners, business associations, civic societies, infrastructure providers), and members of the public.
12. In view of the current Covid-19 social distancing measures, the Council has set out measures to enable safe participation in the consultation and to ensure that those who wish to engage in the consultation are not disadvantaged. For those unable to view the consultation documents online, hard copies will be made available on request (free of charge) by post. For those who cannot view the consultation documents online or receive them by post, the Council will make hard copies available to view in libraries that are open and willing to host documents and in the Council's customer service centres by appointment. In view of these measures the Council does not consider that this consultation will disadvantage any of the groups covered by this EQIA screening exercise.

Presentation in Different Languages

13. As part of a six-week period of formal consultation, the document will be published on the Council's website, with hard copies available on request for those unable to access it online. The document may be requested in a different language. When such requests are received the Customer Services Team will be involved with ensuring this request is actioned.

Proposed Changes

14. The Council will analyse responses received during the public consultation and will make any necessary changes as a result of comments received.

Conclusion

15. No negative impact upon any group with protected characteristics or experiencing socio-economic deprivation was identified and therefore a full Equality Impact Assessment is not required.

East Suffolk Community Infrastructure Levy

Charging Schedule

1st August 2023



Purpose of this document

This document is the East Suffolk Community Infrastructure Levy (CIL) Charging Schedule. It sets out East Suffolk Council's rates of CIL that are charged on most types of new development in the area for which it is the Charging Authority. The Council is the Charging Authority for the entire council area, excluding the area covered by the Broads Authority. The money raised from the charge will be used to pay for infrastructure to support development within the Council area.

In setting its CIL rates in accordance with Regulation 14(1) of the Community Infrastructure Levy Regulations 2010 (as amended), East Suffolk Council has struck an appropriate balance between:

- the desirability of funding from CIL (in whole or part) the estimated total cost of infrastructure required to support the development of the council area, taking into account other actual and expected sources of funding; and
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across the Council area.

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	Other Rates	2
2.	Monitoring	3
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1. Community Infrastructure Levy Charging Rates

Residential Rates

- 1.1 The rates for standard residential development (C3 and C4 Use Class¹) are set out in Table 1.1 below. The rates for specialist (principally retirement) accommodation are set out separately under paragraph 1.2. The zones are defined in Appendix A.

Table 1.1 - Residential Rates

Residential Charging Zone	Rate of CIL per sqm
Zone 1 Higher Value Zone	£300
Zone 2 Mid Higher Value Zone	£200
Zone 3 Mid Value Zone	£100
Zone 4 Mid Lower Zone	£0
Zone 5 Lower Zone	£0

Specialist Accommodation

- 1.2 The rates for specialist accommodation are set out in Table 1.2 below.

Table 1.2 – Specialist Accommodation

Specialist Accommodation	Rate of CIL per sqm
Sheltered Housing ²	£0
Extra Care Housing ³	£0
Residential Care Homes ⁴	£0

¹ As defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)

² This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager. Purely age-restricted accommodation – without the typical range of support services – is not included within this definition

³ This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages – the intention is for residents to benefit from varying levels of care as time progresses

⁴ These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes

Strategic Sites

- 1.3 There are eight sites allocated in either the 2019 Waveney Local Plan or 2020 Suffolk Coastal Local Plan that have been identified as strategic sites and have been chosen to test separately. The residential CIL rates for these sites are set out in Table 1.3 below (other forms of development will be charged at the relevant CIL rate for that development).

Table 1.3 – Strategic Sites

Strategic Sites Charging Zone	Rate of CIL per sqm
Policy SCLP12.29: South Saxmundham Garden Neighbourhood	£100
Policy SCLP12.3: North Felixstowe Garden Neighbourhood	£65
Policy SCLP12.64: Land off Howlett Way, Trimley St Martin	£160
Policy SCLP12.19: Brightwell Lakes/Adastral Park, Martlesham	£0
Policy WLP2.16: Land south of The Street, Carlton Colville/Gisleham	£90
Policy WLP3.1: Beccles and Worlingham Garden Neighbourhood	£0
Policy WLP2.13: North of Lowestoft Garden Village	£60
Policy WLP2.4: Kirkley Waterfront and Sustainable Urban Neighbourhood	£0

Other Rates

- 1.4 The rates proposed for other types of development are set out in Table 1.4 below. Holiday lodge zones are shown in the map in Appendix A.

Table 1.4 - Other Rates

Type of Development	Rate of CIL per sqm
Holiday Lodges not complying with the Caravan Act ⁴ – in defined coastal areas (see Charging Zone map)	£210
Holiday Lodges not complying with the Caravan Act ⁴ – in all other areas	£0
Convenience Retail ⁵	£70
Comparison Retail ⁶	£0
Employment (offices, industrial, warehouses)	£0
All other development	£0

⁴ Permanent buildings for the purposes of tourist accommodation, restricted from permanent residential use by condition and which do not comply with the Caravan Act. Any structure which is compliant with the Caravan Act is not a 'building' and so is not liable for CIL

⁵ Convenience retail units sell everyday essential items such as food and drink. For the purposes of this CIL Charging Schedule, any comparison goods sold in a convenience store must make up no more than 49% of the floorspace, controlled by planning condition

⁶ Comparison retail units sell items that are not typically purchased on an everyday basis, such as clothing, books or furniture

2. Monitoring

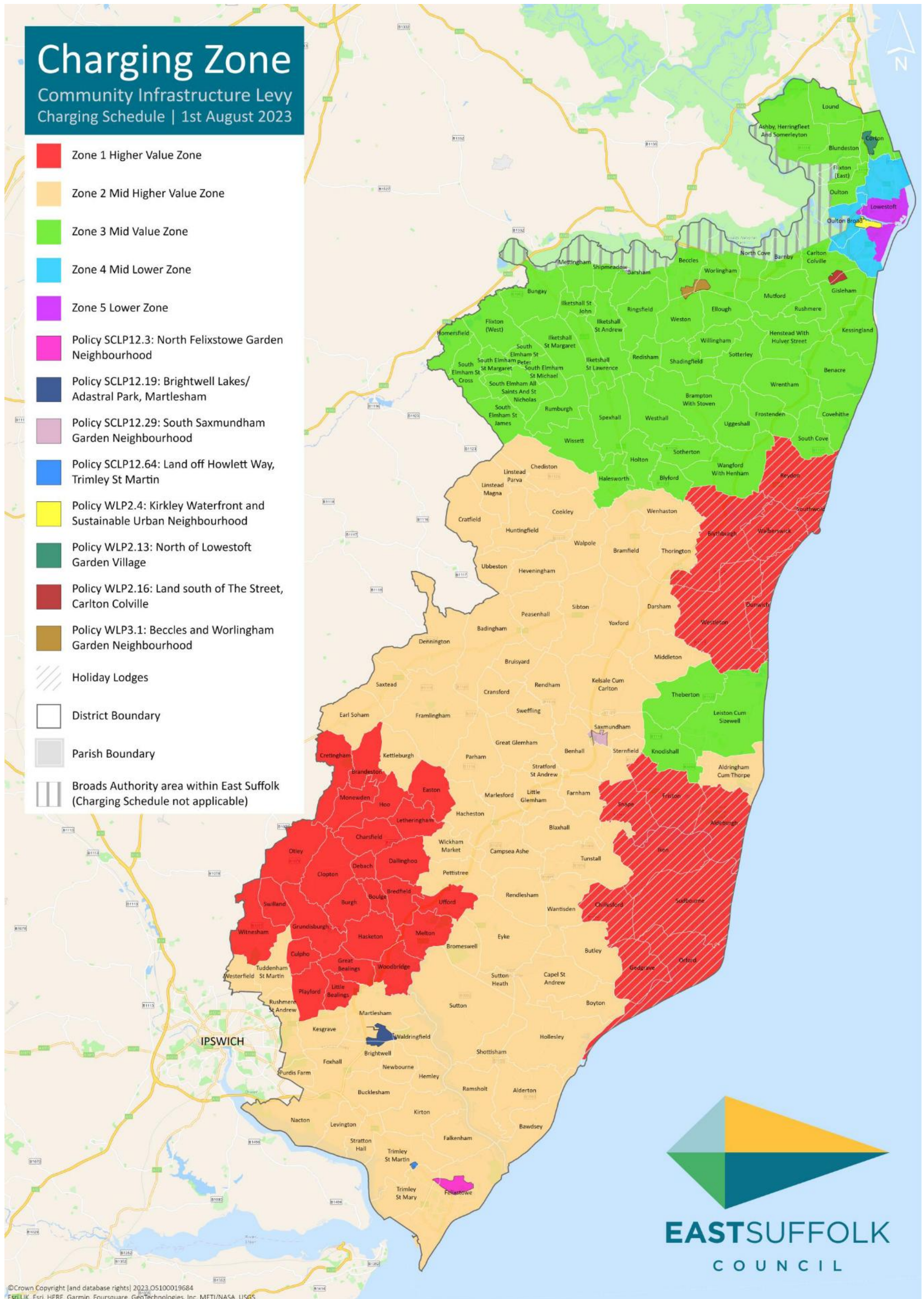
- 2.1 This Charging Schedule will be regularly monitored.
- 2.2 CIL rates in this Charging Schedule will be adjusted annually, on 1st January, using the RICS CIL Index, which is published in November of the preceding year by the Royal Institute of Chartered Surveyors.

3. Calculation of CIL Chargeable Development

- 3.1 The CIL rates detailed within the Charging Schedule are outlined as a charge per square metre (sqm) of floor space. The precise amount charged for each development will be calculated by the Council in accordance with Part 5 (Regulation 40) of the CIL Regulations 2010 (as amended).

4. Appendix A – Charging Zones

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Write to us 

East Suffolk Council
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NR33 0EQ

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01394 444557

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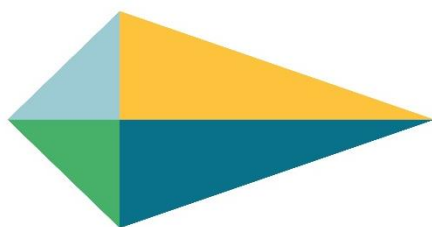
Infrastructure Team
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East Suffolk Community Infrastructure Levy

Instalment Policy

1st August 2023



EASTSUFFOLK
COUNCIL

This document is the East Suffolk Community Infrastructure Levey (CIL) Instalment Policy. The East Suffolk CIL Instalment Policy sets out the arrangements for the collection of CIL in accordance with Regulation 69B of the CIL Regulations 2010 (as amended).

DRAFT

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DRAFT

1. Introduction

- 1.1 The CIL Regulations set a default requiring full payment of the Levy charge within 60 days of the commencement of the chargeable development. However, under Regulation 69B of the Community Infrastructure Levy Regulations 2010 (as amended) it is permissible for a CIL Charging Authority to establish an Instalment Policy, offering developers more flexible payment arrangements.
- 1.2 The Council will resolve to adopt and implement the East Suffolk Community Infrastructure Levy Instalment Policy on 1st August 2023. The report and associated supporting documents can be seen at:

www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates/
- 1.3 The East Suffolk Instalment Policy will be effective on or after 1st August 2023 and will supersede the Suffolk Coastal and Waveney CIL Instalment Policies.
- 1.4 Where existing permissions have not yet commenced and liability has been assumed, a revised Liability Notice reflecting the new East Suffolk Instalment Policy will be issued.

2. Application of the Instalment Policy

- 2.1 Regulation 70 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment Regulations 2011) sets out the requirements that must be complied with to benefit from the CIL Instalment Policy.
- 2.2 The CIL Instalment Policy will apply in the following circumstances:
- 1) Where the Council has received a valid CIL form 2 - **Assumption of Liability** form prior to commencement of the development (Regulation 70(1)(a), and
 - 2) Where the Council has received a valid CIL form 6 - **Commencement Notice** prior to commencement of the development (Regulation 70(1) (b))
- 2.3 Where a phased planning permission is granted, Regulation 9.4 requires that each phase is treated as a separate chargeable development. Each separate phase is liable for its own CIL contribution and can pay in line with the instalments policy, where valid forms are received prior to commencement.
- 2.4 Once the development has commenced, the CIL payments must be made in accordance with the CIL instalment policy. Where instalments do not clear the Council's bank account by the due date, the total CIL liability will become payable in full immediately (Regulation (8) (a)).
- 2.5 Where instalments are missed, are paid late or the CIL becomes due immediately and in full, late payment interest will apply in accordance with CIL Regulation 87.

3. Instalments

CIL Liability	Number of instalments	Payment periods and amounts
Any amount equal or less than £10,000.00	2	<ul style="list-style-type: none"> 50% of the chargeable amount¹ within 90 days (3 months) of the commencement date² the remaining 50% of the chargeable amount within 180 (6 months) days of the commencement date
Amounts between £10,000.01 to £50,000.00	3	<ul style="list-style-type: none"> 34% of the chargeable amount within 90 days (3 months) of the commencement date 33% of the chargeable amount within 270 days (9 months) of the commencement date 33% of the chargeable amount within 360 days (12 months) of the commencement date
Amounts between £50,000.01 to £100,000.00	4	Equal instalments of 25% of the chargeable amount within <ul style="list-style-type: none"> 90 days (3 months) 180 days (6 months) 270 days (9 months) 360 days (12 months) of the commencement date
Amounts between £100,000.01 to £500,000.00	4	Equal instalments of 25% of the chargeable amount within <ul style="list-style-type: none"> 90 days (3 months) 270 days (9 months) 360 days (12 months) 540 days (18 months) of the commencement date
Amounts over £500,000.01	5	Equal instalments of 20% of the chargeable amount within <ul style="list-style-type: none"> 90 days (3 months) 270 days (9 months) 360 days (12 months) 540 days (18 months) 730 days (24 months) of the commencement date

¹ This is the amount as set out in the liability notice

² The commencement date is the commencement notice date as advised by the developer under CIL Regulation 67

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DRAFT

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East Suffolk Community Infrastructure Levy

Discretionary Social Housing Relief Policy

1st August 2023



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- 1. Introduction 1
- 2. Discretionary Social Housing Relief Policy 2

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1. Introduction

- 1.1 The Community Infrastructure Levy Regulations 2010 (as amended) allows for 100% relief for the development of social housing. The definition of Social Housing is set out in Regulation 49 or 49A (as amended by the 2014 Regulations) and as amended by the 2020 (No.2) Regulations)¹ and it covers most types of affordable housing provided in East Suffolk including affordable rent and shared ownership tenures. However, it does not cover some shared equity tenures or discounted homes for sale which are covered by the definition of affordable housing in the National Planning Policy Framework.
- 1.2 The Community Infrastructure Levy (Amendment) Regulations 2014 give Councils the power to allow relief for these tenures where they set a policy giving notice that the relief is allowed in their area. This is known as Discretionary Social Housing Relief. A dwelling can qualify for this relief:
 - To qualify, the claimant must own a material interest (defined in [regulation 4\(2\)](#)) in the relevant land and have assumed liability to pay the levy for the chargeable development.
 - If the dwelling is sold for no more than 80% of its market value.
 - If it is sold in accordance with the Discretionary Social Housing Relief policy published by the Council.
 - If a planning obligation has been entered into to ensure all subsequent sales of the dwelling are for no more than 80% of its market value or the liability to pay CIL in relation to the dwelling remains with the person granted the relief, should a disqualifying event occur.
- 1.3 Discretionary Social Housing Relief is subject to a clawback period, where payment of the CIL for a qualifying dwelling becomes due should that dwelling cease to qualify for relief, such as the sale of the dwelling at more than 80% of its market value or with no planning obligation protecting the discount in perpetuity.
- 1.4 Where a dwelling is sold at no more than 80% of its market value, in accordance with a planning obligation protecting the discount in perpetuity, the clawback period ends on the day that dwelling is first sold. Where the discount is not protected in perpetuity by a planning obligation, the clawback period ends seven years after commencement.
- 1.5 If development begins before a commencement notice is submitted, then a mandatory surcharge equal to 20% of the amount that would have been charged if social housing

¹ www.gov.uk/guidance/community-infrastructure-levy#para069

relief had not been granted or £2,500, whichever is the lower amount will become payable ([regulation 83](#), as amended by the [2019 Regulations](#)).²

2. Discretionary Social Housing Relief Policy

- 2.1 This document gives notification that discretionary social housing relief is available in East Suffolk. The Council will begin accepting claims for relief under this Policy from 0:00 on 1st August 2023.
- 2.2 The allocation of the dwellings for sale will be set out in the Section 106 Agreement. Qualifying dwellings must only be allocated to people who are unable to afford to buy a suitable residential property on the market in East Suffolk because of their income and/or capital means. The qualifying income/solvency level will be agreed between the developer and the Council either in the planning obligations or at the time of sale.
- 2.3 Qualifying dwellings should only be allocated to people with a strong local and/or work connection. A local connection is a person's connection with East Suffolk and for the purpose of this Policy. A person with a local connection is defined as a Qualifying Person. The definition of a Qualifying Person will be set out in the planning obligation and will be based on the Local Connections Cascade set out in Appendix 2 of the East Suffolk Affordable Housing Supplementary Planning Document (May 2022).
- 2.4 The developer will be responsible for providing evidence to the Council that the qualifying requirements have been met.
- 2.5 In order to qualify for the relief, the development will need to be subject to a section 106 agreement that secures the above eligibility criteria. For discounted market homes the section 106 agreement will also need to secure the discount in perpetuity for future owners of the property. The section 106 agreement will ensure that any relief granted is in accordance with EU State Aid requirements under the EU Block Exemption for Services of a General Economic Interest.

² www.gov.uk/guidance/community-infrastructure-levy#para070

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FULL COUNCIL

Wednesday, 28 June 2023

Subject	Rushmere St Andrew and Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plans
Report of	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officers	<p>Nick Khan Strategic Director nick.khan@eastsuffolk.gov.uk (01502) 523606</p> <p>Philip Ridley Head of Planning and Coastal Management philip.ridley@eastsuffolk.gov.uk (01394) 444434</p> <p>Dickon Povey Principal Planner (Policy and Delivery) dickon.povey@eastsuffolk.gov.uk (01502) 523043</p> <p>Jason Beck Principal Planner (Policy and Delivery) jason.beck@eastsuffolk.gov.uk (01502) 523079</p> <p>Ian Johns Planner (Policy and Delivery) ian.johns@eastsuffolk.gov.uk (01502) 523065</p>

Is the report Open or Exempt?	OPEN
-------------------------------	------

Category of Exempt Information and reason why it is NOT in the public interest to	Not applicable
--	----------------

disclose the exempt information.	
Wards Affected:	Bungay & Wainford Carlford & Fynn Valley Rushmere St Andrew

Purpose and high-level overview

Purpose of Report:

The purpose of this Report is to “make” the Rushmere St Andrew Neighbourhood Plan and the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan part of the Development Plan for East Suffolk following positive results of the Referendums on 4th May 2023. The Referendum questions asked:

“Do you want East Suffolk Council to use the Rushmere St Andrew/Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan to help it decide planning applications in the Neighbourhood Area?”

More than 50% of those voting in each Referendums voted “YES” to the question and East Suffolk Council must now “make” the Neighbourhood Plans, unless it considers the Neighbourhood Plans would breach or be incompatible with any EU obligation or any of the Convention Rights.

Once “made” by East Suffolk Council, the Neighbourhood Plans will become part of the Development Plan for East Suffolk and sit alongside the adopted East Suffolk Council Suffolk Coastal Local Plan (in the case of the Rushmere St Andrew Neighbourhood Plan) and East Suffolk Council Waveney Local Plan (in the case of the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan). The Development Plan is used to determine planning applications.

Options:

None. Neighbourhood planning Regulations state that the Council must make the plans within eight weeks of the day after the referendum, unless it considers the Neighbourhood Plan would breach or be incompatible with any EU obligation or any of the Convention Rights. No breaches or incompatibilities have been identified, therefore there are no alternative options available to the Council.

Recommendation:

That the Council make the Rushmere St Andrew Neighbourhood Plan (Referendum version, December 2022) and the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan (Referendum Version, February 2023) part of the statutory Development Plan for East Suffolk for the whole of the Rushmere St Andrew Neighbourhood Area and the whole of the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Area, respectively.

Corporate Impact Assessment

Governance:

Once made, the Neighbourhood Plans will form part of the development plan and will be a statutory consideration in determining planning applications in each of the Neighbourhood Areas.

ESC policies and strategies that directly apply to the proposal:

The Neighbourhood Plans are in general conformity with the relevant strategies of the East Suffolk Council Suffolk Coastal Local Plan (in the case of the Rushmere St Andrew Neighbourhood Plan) and the East Suffolk Council Waveney Local Plan (in the case of the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan). This is something the Neighbourhood Plans have been tested against at Examination.

Environmental:

Individual policies in the Neighbourhood Plans contribute to achieving objectives in relation to the natural environment which will support the delivery of the Environment priorities in the Strategic Plan. For example, the Rushmere St Andrew Neighbourhood Plan includes policies which protect local green spaces; protect trees, hedgerows and other natural features; protect and enhance biodiversity; protect gaps between settlements and preserve important views.

The Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan contains policies which protect biodiversity and the natural environment as part of new developments and support renewable energy.

Equalities and Diversity:

An Equality Impact Assessment (ref: EQIA520669048) has been carried out for the Rushmere St Andrew Neighbourhood Plan. A positive impact was identified with respect to the protected characteristic of age. No negative impacts on those with protected characteristics were identified and no mitigating actions were identified/required.

Equality Impact Assessment (ref: EQIA520869909) has been carried out for the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan. A positive impact was identified with respect to the protected characteristics of socio-economic disadvantage. No negative impacts on those with protected characteristics were identified and no mitigating actions were identified/required.

Financial:

In accordance with the Community Infrastructure Levy (CIL) Regulations, Parish/Town Councils with a made neighbourhood plan in place will receive 25% of CIL receipts from liable development schemes permitted after the neighbourhood plan is made. For towns and parishes with no made Neighbourhood Plan, they will receive 15% of CIL receipts (further details on CIL can be found via the following link:

<http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/>). East Suffolk

Council is entitled to Neighbourhood Planning Grant of £20,000 from the Government for each of the two Neighbourhood Plans.
Human Resources: No impacts.
ICT: No impacts
Legal: A legal challenge can be made in relation to: <ul style="list-style-type: none"> a) The Council declining to make a Neighbourhood Plan which has been successful at referendum within eight weeks. (Unless agreed with the qualifying body or if the plan is considered to breach the EU obligations or convention rights). Proceedings must be brought within six weeks of the day the decision is published. b) The conduct of the referendum. Proceedings must be brought by a claim for judicial review filed within six weeks beginning the day on which the results are published.
Risk: There are no anticipated risks in relation to the implementation of the recommendation.

External Consultees:	Both of the neighbourhood plans have been subject to extensive consultation throughout the course of their preparation. This has included consultation with the community as a whole; statutory consultees; and a broad range of other interested parties. Details of the consultation processes can be found in the respective Consultation Statements in the Background Reference Papers.
-----------------------------	---

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input checked="" type="checkbox"/>	<input type="checkbox"/>

T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>

How does this proposal support the priorities selected?

Both of the neighbourhood plans include the respective community's vision and set out how this will be delivered. This supports P09 'Community Pride' by promoting involvement, participation and positive action in the respective communities and delivering their collective vision and objectives.

P01 'Build the Right Environment for Suffolk' is directly supported by enabling an inclusive approach to shaping communities, set out in each neighbourhood plan. In turn, these will positively promote the delivery of the Council's strategies for growth and place making. The Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan includes a policy supporting housing development within the settlement boundaries of the Local Plan with criteria on infill development and 'backland' development. The plan includes policies guiding density and design of new housing development.

The Rushmere St Andrew Neighbourhood Plan supports P01 by accommodating growth that is commensurate with that designated in the Suffolk Coastal Local Plan. The Neighbourhood Plan includes a suite of policies that protect the landscape and character of the area, including protecting features such as trees and hedges and settlement gaps. Neighbourhood Plan policies also promote high quality design and give protection to heritage assets, green spaces and playing fields. The Neighbourhood Plan also includes policies that encourage walking and cycling. The Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan supports priority P01 as it includes a policy that provides a criteria for new business development including retail development and agricultural buildings. Furthermore, the plan includes policies supporting renewable energy projects, protecting and enhancing heritage assets, including non-designated heritage assets allocated in the plan itself, provide criteria for connecting, improving and/or preserving cycling and walking connections and policy restricting rural tourism.

The Rushmere St Andrew Neighbourhood Plan supports P03 because it includes policies that protect the setting of the village, as well as key landscape features. The plan seeks to protect trees and hedgerows and gaps between Rushmere St Andrew and neighbouring settlements. The Rushmere St Andrew Neighbourhood Plan includes a policy that identifies and seeks to protect Non-Designated Heritage Assets, which are buildings of local significance. The Shadingfield, Sotterley, Willingham and Ellough plan includes policies which protect wildlife habitats, the landscape, and heritage assets, thereby supporting priority P03.

The Rushmere St Andrew Neighbourhood Plan Vision supports P05 by stating that the village will be a desirable location for families because of facilities for children and young people. Rushmere St Andrew will also be desirable for businesses to locate to because of its outstanding infrastructure, facilities and access to transport networks. The Vision also seeks to develop environmentally friendly infrastructure and transport options. Policy RSA11 includes the protection, enhancement and provision of open space, sport and recreation facilities.

The Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan supports priority P05 'Support and Deliver Infrastructure' by providing criteria for highway access for new development and a criteria for connecting, improving and/or preserving cycling and walking connections. The business development policy also encourages improved 4G/5G connections. The Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan also sets out actions to improve infrastructure within the neighbourhood area.

P06 'Community Partnerships' are supported in the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan by setting out a community cohesion action.

The Rushmere St Andrew Neighbourhood Plan supports P06 by identifying several community aspirations. These are issues of importance to the local community. Rushmere St Andrew Parish Council will seek to address community aspirations by working with the community, and in some cases in partnership with other organisations.

The neighbourhood plans are both excellent examples of community-led planning which directly supports P07 'Taking Positive Action on What Matters Most'. Neighbourhood plans enable communities to plan to meet their own needs. Community participation in the preparation of the Neighbourhood Plans will engender a sense of community pride in the neighbourhood area and this supports P09 'Community Pride'.

Supporting and delivering neighbourhood plans means the Council is eligible for £20,000 of Neighbourhood Planning Grant from the Government for each neighbourhood plan. This supports priority P13 'Optimising our Financial Investments and Grant Opportunities'.

The Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan contains policies which promote protection and enhancement of wildlife habitats and landscape in terms of biodiversity; green corridors and protecting trees and hedgerows amongst others. Making the neighbourhood plans will support priority P23 'Protection, Education and Influence' by using the Council's policy-making function to enable communities to achieve a cleaner and healthier environment. The Rushmere St Andrew Neighbourhood Plan contains policies that guide development so that it protects the character of the area, the local landscape and important features such as trees and hedgerows. The plan also includes policies that ensure the protection and enhancement of biodiversity as part of the development process. Together this suite of policies supports priority P23 by using planning to give greater control to local communities and enable them to achieve a cleaner and healthier environment.

Background and Justification for Recommendation

1	Background facts
1.1	<p>Neighbourhood Plans were introduced by the Localism Act in 2011. They allow communities to write their own plan containing planning policies which, once 'made', form part of the development plan and are used alongside the East Suffolk Local Plans and national planning policy. Consideration of the development plan is a statutory element of determining planning applications. Neighbourhood plans also commonly include non-policy actions which reflect the community's aspirations but are not suitable as planning policies. More information on each plan is included below and full versions can be found in the Appendices.</p>
1.2	<p>Rushmere St Andrew and Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plans, have each taken up the opportunity to produce a neighbourhood plan for their community. The plans have been developed by the community with the Parish Councils being the 'Qualifying Body'. The plans have been through several stages of consultation, including statutory consultations, and an Examination carried out by an independent examiner. The Examiners recommended that each neighbourhood plan proceed to a Referendum.</p> <p>The Referendums took place on 4th May 2023. The questions asked at the Referendums were: Do you East Suffolk Council to use the Neighbourhood Plan for Rushmere St Andrew to help it decide planning applications in the neighbourhood area?" and "Do you want East Suffolk Council to use the Neighbourhood Plan for Shadingfield, Sotterley, Willingham and Ellough to help it decide planning applications in the neighbourhood area?"</p> <p>For the Rushmere St Andrew neighbourhood plan, 1,449 people voted 'yes' and 186 people voted 'no'. The referendum outcome was therefore positive. The turnout was 32.6%.</p> <p>For the Shadingfield, Sotterley, Willingham and Ellough neighbourhood plan, 116 people voted 'yes' and 18 people voted 'no'. The referendum outcome was therefore positive. The turnout was 39.2%.</p>
1.3	<p>The neighbourhood plans will become formally part of the Development Plan for East Suffolk once they are made. East Suffolk Council is required to make the Neighbourhood Plans within 8 weeks of the day following the Referendum, unless it considers that this would breach, or be incompatible with any EU obligation or any of the Convention of Rights. No such breaches or incompatibilities have been identified for the Neighbourhood Plans.</p>
1.4	<p>Areas with a made neighbourhood plan benefit from a greater proportion of the 'Community Infrastructure Levy' (CIL) where this is payable. The CIL is a tariff paid by liable forms of development and it is calculated using the development's floor area. CIL is paid to the Council by the developer. A proportion of this money is then paid directly to the Parish or Town Council on a bi-annual basis. Parish or</p>

	Town Councils receive 25% of CIL receipts where there is a made Neighbourhood Plan in place, or 15% without. The CIL regulations apply a cap to the annual amount of CIL transferred to Parish or Town Councils where there is no neighbourhood plan in place. It is capped at £100 per dwelling (indexed for inflation). There is no cap on the 25% transferred when a made neighbourhood plan is in place.
1.5	<p>The neighbourhood area for the Rushmere St Andrew Neighbourhood Plan covers the entire Parish of Rushmere St Andrew. The plan addresses a wide range of topics which are important to the local community. Planning policies in the plan relate to:</p> <ul style="list-style-type: none"> • Protection of landscape and important views • Protection of natural features, including trees and hedgerows • Protection of gaps between settlements • Protection of local green spaces • Protection of the historic environment and design guidance • Parish services and facilities • Open space, sport and recreation facilities • Public rights of way
1.6	<p>The neighbourhood area for the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan covers the entire parishes of Shadingfield, Sotterley, Willingham and Ellough, the plan area also includes a small area of Redisham parish which was transferred from Shadingfield to Redisham in the Community Governance Review 2023. Planning policies in the plan relate to:</p> <ul style="list-style-type: none"> • Supporting homes to meet local needs • Protecting the natural environment • Supporting renewable energy • Protecting heritage assets • Protecting community facilities • Providing sustainable transport and improved highway safety • Guiding business development
1.7	<p>Rushmere St Andrew and Shadingfield, Sotterley, Willingham and Ellough Parish Council's engaged with their local communities in producing their plans. This process is documented in their Consultation Statements (see Background Reference Papers). Following this, the neighbourhood plans were submitted to East Suffolk Council. East Suffolk Council then publicised the plans and invited comments. For the Rushmere St Andrew Neighbourhood Plan this took place over the period of 11th April to 6th June 2022. For the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan this took place between 13 July 2022 and 7 September 2022. Following these periods of publicity, East Suffolk Council, with the agreement of the Parish/Town Council, appointed an independent Examiner to examine the neighbourhood plans. The role of the Examiner is to ensure the Neighbourhood Plan meets the relevant legislative and procedural requirements. Testing against the 'Basic Conditions' set out in the Town and Country Planning Act 1990 is the main element of this.</p>

	<p>Andrew Ashcroft BA (Hons) M.A. DMS MRTPI was appointed to examine the Rushmere St Andrew Neighbourhood Plan. He issued his Report in August 2022 (see Background Reference Papers) and concluded that subject to modifications the Rushmere St Andrew Neighbourhood Plan meets the Basic Conditions and should proceed to Referendum.</p> <p>Janet L Cheesley BA (Hons) DipTP MRTPI was appointed to examine the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan. She issued her report in November 2022 (see Background Reference Papers) and also concluded that subject to modifications the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan meets the Basic Conditions and should proceed to Referendum.</p> <p>In each case the examiner concluded that the Neighbourhood Plan was compatible with European Obligations and the European Convention on Human Rights.</p>
1.8	<p>East Suffolk Council (using powers delegated to the Head of Planning and Coastal Management) considered each of the examiner's recommended modifications, in consultation with the Parish Councils. In the case of Shadingfield, Sotterley, Willingham and Ellough the Council agreed with all of the Examiner's recommended modifications.</p> <p>In the case of Rushmere St Andrew, the Council agreed with all of the Examiner's recommended modifications bar one. In this instance, consultation was held on an alternative modification and following consideration of responses received the Council concluded that the alternative proposed modification was appropriate.</p> <p>These considerations are set out in the Decision Statements for each neighbourhood plan (see Background Reference Papers). The Decision Statement for the Rushmere St Andrew Neighbourhood Plan was published in January 2023. The Decision Statement for the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan was first published in December 2022 and then updated in February 2023 to make some minor amendments. The Referendums were then held on 4th May 2023 and, as covered above, both Neighbourhood Plans were successful.</p>

2 Current position

2.1	<p>The Rushmere St Andrew Neighbourhood Plan and the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan have both successfully passed their Referendums which took place on 4th May. Legislation states that the Council must make a Neighbourhood Plan within 8 weeks of the day after a successful Referendum, unless it considers that this would breach or be incompatible with any EU obligation or any of the Convention of Rights.</p>
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3 How to address current situation	
3.1	The Council should make the Rushmere St Andrew Neighbourhood Plan and the Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan.

4 Reason/s for recommendation	
4.1	Following a successful Referendum, the Council must make a Neighbourhood Plan within 8 weeks of the day following the Referendum unless it considers that this would breach or be incompatible with any EU obligation or any of the Convention of Rights. There are no indications of breaches or compatibility issues therefore the Council must make the Neighbourhood Plans.

Appendices

Appendices:	
Appendix A	Rushmere St Andrew Neighbourhood Plan (Referendum Version December 2022)
Appendix B	Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan (Referendum Version February 2023)

Background reference papers:		
Date	Type	Available From
March 2022	Rushmere St Andrew Neighbourhood Plan Consultation Statement	https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Rushmere/Consultation-Statement.pdf
August 2022	Rushmere St Andrew Neighbourhood Plan Examiner's Report	https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Rushmere/Examiners-report.pdf
January 2023	Rushmere St Andrew Neighbourhood Plan Additional Consultation Statement	https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Rushmere/Additional-Focused-Consultation/2022.12.30-FINAL-Consultation-Statement.pdf
January 2023	Rushmere St Andrew Neighbourhood Plan Decision Statement	https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Rushmere/Referendum/Rushmere-Decision-Statement.pdf
June 2022	Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan	https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Shadingfield-Sotterley-Willingham-and-Ellough/Submission-Consultation/SSWE-NDP-Consultation-Statement.pdf

	Consultation Statement	
November 2022	Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan Examiner's Report	https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Shadingfield-Sotterley-Willingham-and-Ellough/Referendum/SSWE-Neighbourhood-Plan-Examiners-Report.pdf
February 2023	Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan Decision Statement	https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Shadingfield-Sotterley-Willingham-and-Ellough/Referendum/SSWE-Decision-Statement-updated.pdf



Rushmere St Andrew Neighbourhood Plan

2018-2036

REFERENDUM PLAN

Rushmere St Andrew Parish
Council
December 2022



Rushmere St Andrew Parish Council
Supported by Places4People Planning Consultancy

PLACES4PEOPLE **P4P**
PLANNING CONSULTANCY

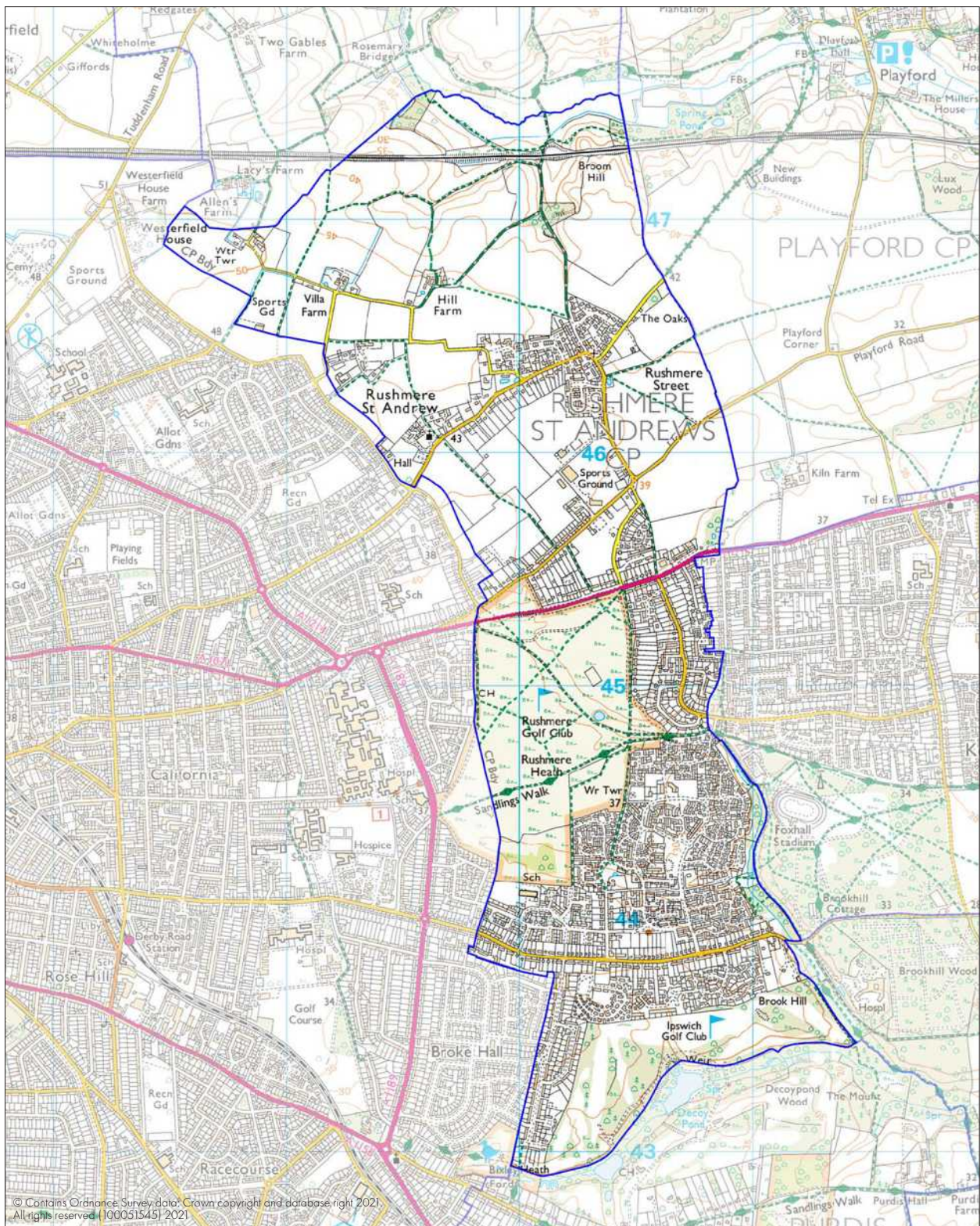
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1. INTRODUCTION



- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made" become part of the legal planning framework for the designated area.
- 1.2 A Neighbourhood Plan is, therefore, a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and contains a vision statement, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.
- 1.3 Town and parish councils are encouraged to produce their own Neighbourhood Plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated "Neighbourhood Area", that council is responsible for the preparation of the Plan. Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 1.4 In November 2019 Rushmere St Andrew Parish Council established a Working Group to investigate whether a neighbourhood plan for the parish would be feasible and whether sufficient parishioners would be interested in joining a Working Group. Subsequently, at the Parish Council meeting on 13 February 2020, it was agreed to prepare a neighbourhood plan which would cover the whole of Rushmere St Andrew parish. On 26 February 2020 East Suffolk Council designated the parish as the Neighbourhood Plan Area. That area is illustrated on Map 1. The Plan period is 2018 to 2036



MAP 1 - Neighbourhood Plan Area

- 1.5 Given the relationship of neighbourhood plans and local plans, and the fact that East Suffolk Council adopted Suffolk Coastal Local Plan in September 2020, the Rushmere St Andrew Plan focuses on planning matters of local interest by adding value to the content of the local plan rather than repeating it.

The Plan therefore covers the following themes:

- Landscape and Natural Environment
- Historic Environment
- Development Design
- Services and Facilities
- Highways and Travel



- 1.6 The Plan is structured to provide information about the Neighbourhood Plan process; the parish's distinct character, history and geography; sets out a Vision and related Objectives; and contains planning policies that, when the Plan is complete, will be used by East Suffolk Council when considering planning applications.

How the Plan has been prepared

- 1.7 The Plan has been prepared in accordance with the Government's Neighbourhood Planning Regulations, following a number of distinct stages that can be simply illustrated in the diagram on the right and, in particular, has involved the local community at key stages of the process.



- 1.8** In December 2019 and January 2020 a leaflet was circulated to every household stating that a Neighbourhood Plan for the parish was to be prepared and seeking volunteers to join the Working Group.
- 1.9** The first major task of the Working Group was the preparation of a Residents' Survey for all over the age of 18 years, while a separate Youth Survey was available for those aged under 18. The survey took place over Christmas and New Year of 2020/21 and a total of 225 responses were received from adults while 21 youth surveys were completed. Relevant sections of the Plan illustrate some of the results and a full report of the results is available to view on the Neighbourhood Plan pages of the Parish Council website.
- 1.10** As part of the Government's support for the preparation of Neighbourhood Plans, a grant was secured to commission a Landscape Appraisal of the parish and the same programme provided free support for the preparation of Design Codes for the parish, to provide guidance on the design of new development.
- 1.11** In March 2021 a leaflet was circulated to all households providing feedback from the Residents' Survey and information about the content of the Landscape Appraisal and Design Codes documents. At the same time, residents' opinions were sought on the potential designation of Local Green Spaces and Non-Designated Heritage Assets.



The Draft Neighbourhood Plan

- 1.12** This is the Referendum version of the Neighbourhood Plan. The draft Neighbourhood Plan was subject to extensive "pre-submission" consultation in September and October 2021. At the end of the consultation, comments were reviewed and any necessary amendments to the Plan made ahead of submission to East Suffolk Council. A further round of consultation was then carried out prior to the Plan being assessed by an independent examiner. Amendments required by the examiner have now been made and a referendum of Rushmere St Andrews's residents on the Electoral Roll will be held to vote on whether the Plan should be used by East Suffolk Council when deciding planning applications.
- 1.13** The Neighbourhood Plan contains planning policies that, when the Plan is complete, will be used alongside the Suffolk Coastal Local Plan as a starting point for consideration of planning applications. In addition to planning policies, the Neighbourhood Plan contains "community aspirations" that, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during community engagement. The community aspirations are identified differently from the planning policies to avoid confusion.



2. ABOUT RUSHMERE ST ANDREW

2.1 The Parish has a very long and fascinating history which can be traced back to the Stone Age and Iron Age through to the current day. People have lived here for at least 1000 years, farming on the light soil, keeping pigs in the woods where they obtained firewood and timber for their houses; and getting clean water from the streams. Rushmere – a mere or lake where the rushes grow. Rushes grew at the Decoy ponds in the sub-manor of Bixley, now outside the southern parish boundary.

2.2 The light sandy soil and rich loam were easy to work with ancient ploughs. Pre-1700 there was mixed farming of arable and livestock, later mainly corn and barley. Several hop fields were to be found near Bent Lane and Bixley Decoy Ponds. The Rushmere Heath Common, which is visited daily by residents of Rushmere St Andrew, Kesgrave, East Ipswich and further afield, has been home to the Ipswich gallows until the late 18th Century, was the training base for the Suffolk Hussars at that time also, was the focal point for a Chartist rally in the following century, was secured as a Common in the 19th century and became home of the original Ipswich Golf Club in the late 1890s before becoming Rushmere Golf Club in the 1920s.

2.3 Since 1959 several farms have been developed into housing estates, though the north of the parish remains as open countryside crossed by the railway line between Ipswich and Woodbridge.

2.4 In 1803 troops fighting Napoleon trained on the Heath, 10,000 of them in 1813. From 1814 to 1819 payments were made by the government for damage by troop activity. The Common was run under the ownership of local manors for at least two centuries, with the Marquis of Bristol among the most unpopular with the Commoners. A committee was formed in 1881 to resist his claims and his attempts to prosecute some of the individuals. A prominent champion of Commoners' rights was Nathaniel Abblit, who outlined their rights in a stone tablet.

A plaque about this was set up in 1861 and can be seen on the wall of the Baptist Church in the village. All the parish landowners, i.e. most residents, have had 'Commoners' rights on the heath since 1881.

2.5 The Common has hosted plenty of executions, with some figures estimating around a hundred between 1735 and 1797 for crimes including burglary, murder and robbery. Public executions included that of John Hodgson, 26, for highway robbery and defrauding the army of £600 by enlisting no fewer than 98 times and receiving payments but rarely performing any military duties. Thankfully, the gibbet which was located on the heath close to the present A1214, has long since been removed.

2.6 The Saint Andrew part of the village name refers to the church which was built on Saxon foundations. In 1086 the church had 20 acres valued at 40 old pence. By the mid-12th century a stone church with Norman doorway had been built. In 1828 a large brick schoolhouse was built on the north side of the nave, attended in 1833 by 50 children. In 1861 the church was entirely rebuilt due to the fabric of the building being in a 'ruinous condition'.

2.7 The church tower contained six bells, two made in Ipswich in 1675, three made in London between 1426 and 1456, the last and sixth was made in London in 1885. In 2000 a new tenor bell was cast to replace the original tenor bell which had become cracked. A new structure was built inside the tower from which the old bell was hung to provide the hourly chime to the church clock. The village pond is by The Limes, about a quarter of a mile east of the church. Beside it is the village sign erected in 1980, showing St Andrew's Cross and the local ducks. Further east, just beyond Holly Lane, is the Baptist Church built in 1859 and nearby is Chestnut Pond.



2.8 The village sign, erected 1980 beside the pond in Rushmere Street, depicts the figure of St. Andrew as a Saint and as a Fisherman, the pond, rushes and ducks. A bronze plate recording the event, with a short history of the name of Rushmere St Andrew, is fixed to the post together with the Parish Council Motto 'Seek the common good'.

2.9 The first of the village halls (erected in 1921, rebuilt in 1991) stands in Humber Doucy Lane near the original village school built in 1846. The bell from the old village school is now housed in the entrance of Broke Hall County Primary School. On the opposite side of the road stood Rushmere Hall built in the 1600s but reduced to a farmhouse by 1846. Humber Doucy Lane is now outside the present parish boundary and forms part of Ipswich.

2.10 The workhouse known as Heathfields Poor Law Institution, built in 1898 stood on heathland near the corner of Woodbridge Road and Heath Road, which by 1912 housed 385 inmates and 17 officials. With the demise of the Poor Law system in 1930, it became the Ipswich Borough General Infirmary. Some of the buildings still survive as part of Ipswich Hospital NHS Trust. The old Tollgate, standing at the junction of Bent Lane and Woodbridge Road, was demolished in the 1930s.

2.11 With the building of the large housing estate on Bixley Farm (north of Foxhall Road) in the 1990s, a community hall was built along with a playground, nursery and shops. A second village sign depicting the water tower and the Common erected on 11 May 2002, is adjacent to the junction of Gwendoline Close and Bladen Drive.

Rushmere St Andrew today

2.12 Today, the built-up area of the southern part of the parish is hardly discernible from greater Ipswich, especially along Foxhall Road. By contrast there

remains a distinct and important gap between Humber Doucy Lane and the traditional village centre by the Church.

2.13 The most recent population estimate of the parish is 6,371 (mid-2019 government estimates). This represents a 5% increase since 2001 while the East Suffolk District population grew by nearly 10% in the same period. Approximately 28% of the population is aged 65 or over but it is difficult to identify any detailed demographic information at the time of preparing the Plan as the 2021 Census results have yet to be published and the 2011 data is now 10 years old.

2.14 Most of the recent house building has taken place off Bixley Drive and Broadlands Way and between 2008 and 2019 a total of 161 new homes were completed across the parish.

2.15 Because of the proximity to Ipswich, the parish is well placed for access to work, facilities and services. Within the parish there are local centres providing shops and services, at St Andrew Walk off Broadlands Way and at Beech Road, while there are a range of individual retail and business premises spread across the parish. In addition, there is the Broke Hall Community Primary School, and a children's nursery. There are no dedicated health facilities in the village, the closest being found at the Two Rivers Medical Centre or The Birches Medical Centre, although there is a pharmacy on Foxhall Road.

2.16 Sports pitches dominate the older part of the parish, in the area north of the A1214 Woodbridge Road, with around 30 hectares of land used by either Ipswich Town FC, Ipswich School, Ipswich YM Rugby Club or Ipswich Wanderers FC. There are also two golf courses in the parish, Rushmere Golf Club which is based on the Common, and Ipswich Golf Club along the southern boundary with access off Bucklesham Road to the south of the parish.

3. PLANNING POLICY CONTEXT

- 3.1** The Neighbourhood Plan has been prepared in the context of the content of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents that cover the parish. The Plan must have regard to the content of with the NPPF and be in general conformity with the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.

National Planning Policy Framework

- 3.2** The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In July 2021 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development.

Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 3.3** The NPPF requires that communities preparing Neighbourhood Plans should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

The Local Plan

- 3.4** The Neighbourhood Plan has been prepared in the context of the strategic policies in the Suffolk Coastal Local Plan, which was adopted in September 2020. Some 121 policies in the Local Plan are noted by East Suffolk Council as meeting the NPPF definition of strategic. Throughout the topic sections that follow, reference is made to the strategic policies that are not repeated in the Neighbourhood Plan, but which are relevant and should, as appropriate, be taken into consideration when proposing development.

- 3.5** The Local Plan designates Rushmere St Andrew village as a "Small Village" while the remainder is identified as part of the "East of Ipswich" Major Centre that also includes Kesgrave and Martlesham Heath. The development approach generally seeks to protect existing employment and service provision and would only allow new housing in small groups or as infill plots.

- 3.6** The Local Plan approach to Rushmere St Andrew is spelt out in Policy SCLP12.18 - "Strategy for Communities surrounding Ipswich" stating their purpose "is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the plan area." Policy SCLP 12.22 of the Local Plan protects the sports pitches and other open areas between the village and the parish boundary as recreation and open space, to retain settlement separation.

3.7 The main implication of the Local Plan is the allocation of a site for housing north of Humber Doucy Lane and straddling the boundary with Ipswich Borough (Policy SCLP12.24). In all, it is anticipated that around 600 homes will be built on the site (see Chapter 5). The neighbourhood plan cannot promote less growth than the Local Plan and the part of the allocation in East Suffolk is for approximately 150 dwellings. Ipswich Borough Council adopted its Local Plan in March 2022, which includes the remainder of the overall allocation.

3.8 Local plans have a role of identifying the housing growth requirements for neighbourhood areas. The Suffolk Coastal Local Plan identifies the requirement for those neighbourhood areas designated when the Plan was prepared and, other than in these areas, identifies the specific sites that will deliver the Local Plan minimum housing requirement. As the Rushmere St Andrew Neighbourhood Area was not designated until after the Local Plan had been examined, a minimum housing requirement has not been specified. East Suffolk Council has prepared and adopted a methodology for calculating housing

requirements for new neighbourhood areas but, given the number of planning permissions in the parish and the allocation in Humber Doucy Lane, the Neighbourhood Plan considers that the adopted Suffolk Coastal Local Plan adequately addresses how the future housing needs of the parish will be met and that it is not necessary to allocate further sites for housing in this Neighbourhood Plan.





4. VISION AND OBJECTIVES

- 4.1 The vision and objectives for the Neighbourhood Plan have been prepared taking into consideration the outcomes of the community engagement referred to earlier in this Plan as well as the evidence collected from published data, surveys and assessments. They also take account of the need to prepare a neighbourhood plan that conforms with the strategic policies of the Suffolk Coastal Local Plan. The Vision sets out the over-arching approach as to how future development proposals in Rushmere St Andrew will be considered through the application of the Neighbourhood Plan policies. This is amplified through the definition of Objectives for the topic areas that have, in turn, guided the identification of both the planning policies and community aspirations contained in the Plan.

VISION

In 2036, Rushmere St Andrew will be a great place where:

- Young people can settle and raise their own families because there is an abundance of facilities for them (play areas for younger and older children, sports facilities, schools, access to nature, community centres, etc)
- Parents can be confident to let their children walk or cycle to school knowing that they are safely separated from motorised traffic
- Professionals are happy to locate their businesses in the parish because of the outstanding infrastructure, facilities and access to transport networks
- Older people can be confident that the parish has appropriate housing, services and facilities for their needs
- All residents can have continued and improved access to enjoy the natural landscape in and around the parish
- The parish's heritage, environment and natural surroundings are rigorously protected from development and encroachment from the main Ipswich and Kesgrave conurbations
- Environmentally friendly infrastructure and transport options for residents is developed.

5. PLANNING STRATEGY

- 5.1** The Neighbourhood Plan supports development in the parish in accordance with its designation in the Suffolk Coastal Local Plan (2020). It is essential that any growth is focused on the existing built-up areas as defined by the Local Plan Settlement Boundaries in order to mitigate any impact on the high quality landscape that provides the setting for the village.
- 5.2** Where necessary, development will need to mitigate any impact on the historic and natural landscape and existing infrastructure, including in the wider area and, specifically, internationally designated habitats present in the Orwell and Deben Estuaries. East Suffolk Council has worked in partnership with Ipswich Borough Council and Babergh Mid Suffolk Council to develop the Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate recreational disturbance impacts on habitats sites. The approach set out in the RAMs document published by East Suffolk Council will apply across the neighbourhood plan area.
- 5.3** Settlement Boundaries are identified on the Neighbourhood Plan Policies Map and provide a mechanism to manage the location of future development and to protect the countryside from inappropriate development.
- 5.4** In accordance with Policy SCLP3.3 of the Local Plan, new development will be focused within the Settlement Boundary defined in the adopted Suffolk Coastal Local Plan, and will only be allowed outside that area where particular circumstances set out in the NPPF or the Local Plan are met. This approach will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped.

Development between Humber Doucy Lane and Tuddenham Lane

- 5.5** The Suffolk Coastal Local Plan and Ipswich Local Plan (adopted in March 2022) identify a strategic growth site between Humber Doucy Lane and Tuddenham Lane for a housing led development, with an additional segment between Humber Doucy Lane, the Rugby Club and Seven Cottages Lane.

The site, as illustrated on Map 2, straddles Rushmere St Andrew and Tuddenham St Martin parishes as well as Ipswich Borough. In total, it is anticipated that some 600 dwellings will be constructed on the site. Approximately 150 dwellings are allocated within part of the site located in East Suffolk and 449 allocated on the part of the site located in Ipswich.

POLICY RSA 1 - PLANNING STRATEGY

The Neighbourhood Plan area will accommodate development commensurate with Rushmere St Andrew's designation in the adopted Local Plan.

The focus for new development will be within the Settlement Boundary, as defined on the Policies Map.

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and Suffolk Coastal Local Plan policies as they relate to the Neighbourhood Area.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP3.1 Strategy for Growth
Policy SCLP3.2 Settlement Hierarchy
Policy SCLP3.3 Settlement Boundaries
Policy SCLP12.1: Neighbourhood Plans

- 5.6** The development of that portion of land in the Neighbourhood Plan Area will be expected to have regard to the policies of the Neighbourhood Plan as relevant, particularly in relation to landscape impact, highways infrastructure, and services and facilities. In particular, development proposals should have regard to the rural nature of the northern edge of the site where it abuts Tuddenham Lane or Seven Cottages Lane. The lanes are proposed Quiet Lanes (see Chapter 10) and it is essential that no new vehicular access is made onto it. In addition, a substantial area

Tower. Proposals for the site will also be expected to have regard to the content of the East Suffolk Cycling and Walking Strategy and the proposals contained therein.

In addition to the provisions for the development of land for housing at Humber Doucy Lane set out in Policy SCLP12.24 of the Suffolk Coastal Local Plan and as identified on the Policies Map, development proposals should make provision for a significant reinforcement of existing planting and additional native tree planting of local provenance along the north-eastern / eastern boundary of the site adjoining Tuddenham Lane and in the vicinity of existing residential properties off Tuddenham Lane. In particular, the planting scheme should be designed on the premise of maintaining the separation of the enlarged urban area of Ipswich with the rural and tranquil nature of this part of the Neighbourhood Area and proposals should be accompanied by a management plan which will ensure the successful establishment of the new planting and its continued growth through to maturity.

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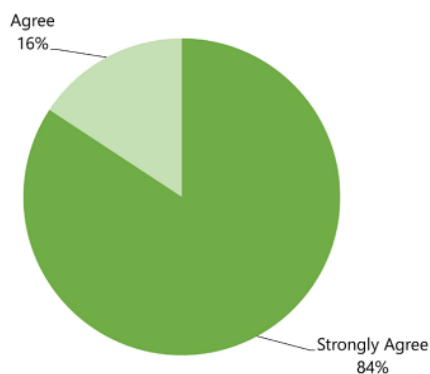
MAP 2 - Site at Humber Doucy Lane allocated for housing in Suffolk Coastal Local Plan and Ipswich Local Plan



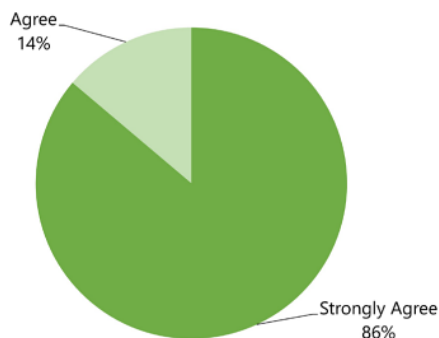
6. LANDSCAPE AND NATURAL ENVIRONMENT

6.1 The Residents' Survey indicated that there is strong support for the natural environment and a recognition of its role in reinforcing sense of place and providing a quality environment in which to live. Some 82.7% of respondents strongly agreed that it is important to preserve the landscape features of the parish and 85% strongly agreed that protecting and preserving trees, hedgerows and ponds should be sought where appropriate in planning applications.

It is important to preserve the landscape features of Rushmere St Andrew



Protecting and preserving trees, hedgerows and ponds should be sought where appropriate in planning applications



6.2 In support of the preparation of the Neighbourhood Plan, a Landscape Character Appraisal was commissioned. The final report is available to download on the Neighbourhood Plan pages of the Parish Council website. In summary, the Appraisal "reviews existing documentary evidence on the settlement and its landscape and considers the historic evolution, describes landscape setting, key views, gateways and landmarks as well as valued characteristics and spaces. Opportunities for environmental initiatives which seek to enhance local identity and settlement distinctiveness are highlighted where relevant."

6.3 The Landscape Appraisal notes that the parish falls within four landscape types, as defined in the Suffolk Landscape Character Assessment, namely:

- Rolling Valley Farmlands and Furze (associated with the Fynn Valley)
- Ancient Rolling Farmlands (associated with Rushmere St Andrew village)
- Estate Sandlands (associated with Rushmere Golf Course/Common as well as north of Kesgrave and built-up urban areas)
- Rolling Estate Sandlands (associated with Mill River valley)

The extent of these typologies is illustrated on Figure 1 of the Appraisal.

6.4 A more detailed assessment was published in 2018 by the District Council in support of the Suffolk Coastal Local Plan. The Suffolk Coastal Landscape Character Assessment closely follows the county-wide landscape typology in defining landscape character areas which are unique and geographically specific. The defined areas are:

- Fynn Valley
- Culpho and Westerfield Rolling Farmland
- Kesgrave Sandlands
- Mill River Valley

6.5 The distinct features of these character areas are identified in the Landscape Appraisal and development proposals in these areas should have regard to the identified features of the character area within which the site is located.

6.6 The following special qualities have been identified which, wherever possible, should be retained and enhanced.

- Significant areas of open countryside, common and wooded valley within easy access of housing areas
- Strong distinction in landscape and built character to the north and south of Woodbridge Road
- Open arable fields form a rural setting to the village on three sides
- Soft vegetated and indented urban edges help retain rural character of adjacent open spaces and countryside
- Individual Farms (including listed buildings) on outskirts of village form part of its setting
- Distinctive sandlings character to the central portion of the parish with gorse, bracken, heather, birch and pine being characteristic
- Small stream valleys create topographic variation across the Common and through built-up areas to the east
- Distinctive landmarks include the parish church and water tower
- Historic narrow rural lanes radiate out from the village and are fossilised within the urban fabric south of Woodbridge Road
- Meres and waterbodies are a feature of the area
- Incidental areas of open space and former green corridors along lanes and hedgerows form important landscape features within the built-up areas

6.7 This detailed analysis also noted some changes which have resulted in loss of the distinctive qualities of the settlement. They are highlighted in order to inform decisions regarding any future development or environmental initiatives/management of the settlement setting.

- Creation of abrupt edges to development with little vegetation or landscape on the edge of settlement
- Urban extension to the village which undermines its small-scale rural character and/or causes coalescence with Ipswich and or Kesgrave
- New infill housing which appears out of scale in terms of height and mass and blocks important gaps between buildings/connections to the landscape
- Loss of rural lane character as a result of curtilage treatment, mown verges, loss of hedgerows and road furniture/signage.
- Planting of leylandii hedging and urban fencing/signage associated with sports pitches
- Ad-hoc incremental development along rural lanes
- Ad-hoc loss of incidental open space and proliferation of close board fencing where it impacts on street character.
- Loss of mature trees and lack of succession planting

Wildlife Management and the Environment

- 6.8** Responses to the Residents' Survey revealed the critical importance placed on the relationship between the well-being of residents and the natural environment in and around Rushmere St Andrew. Several initiatives are underway with more to follow. It is particularly pertinent that this Neighbourhood Plan covers the years to 2036 in that, projects such as "rewilding", naturally lend themselves to be long-term. Monitoring of the schemes will be in place both to ensure "success" and that financial resources given over obtain best value.
- 6.9** Rushmere Heath (Common Land) is a County Wildlife Site which is managed by The Trustees of Rushmere Common. A significant part of the Common is given over to the fairways and greens of Rushmere Golf Course. Immediately adjacent is a protected area The Sandlings Local Nature Reserve. The boundary between common land and nature reserve is seamless. Just a short distance from the eastern edge of the Sandlings Nature Reserve lies the Millstream Local Nature Reserve.
- 6.10** The Trustees of the Common maintain a careful watch over the wildlife on their patch. The Parish Council share the responsibility for care and maintenance of the nature reserves with East Suffolk Council. Much of the maintenance is carried out by the East Suffolk Council supported Greenways Project Team of volunteers..
- 6.11** In Rushmere Village itself there are two natural ponds with associated surroundings which are in the care of the Parish Council. Adjacent to Chestnut Pond are the village Allotments which are bounded by significant hedges and trees. The Lawn Cemetery (to the rear of the parish church) is also maintained by the Parish Council. The current consecrated ground and the new extension have been planned with great care given to the importance of wildlife within a tranquil setting.

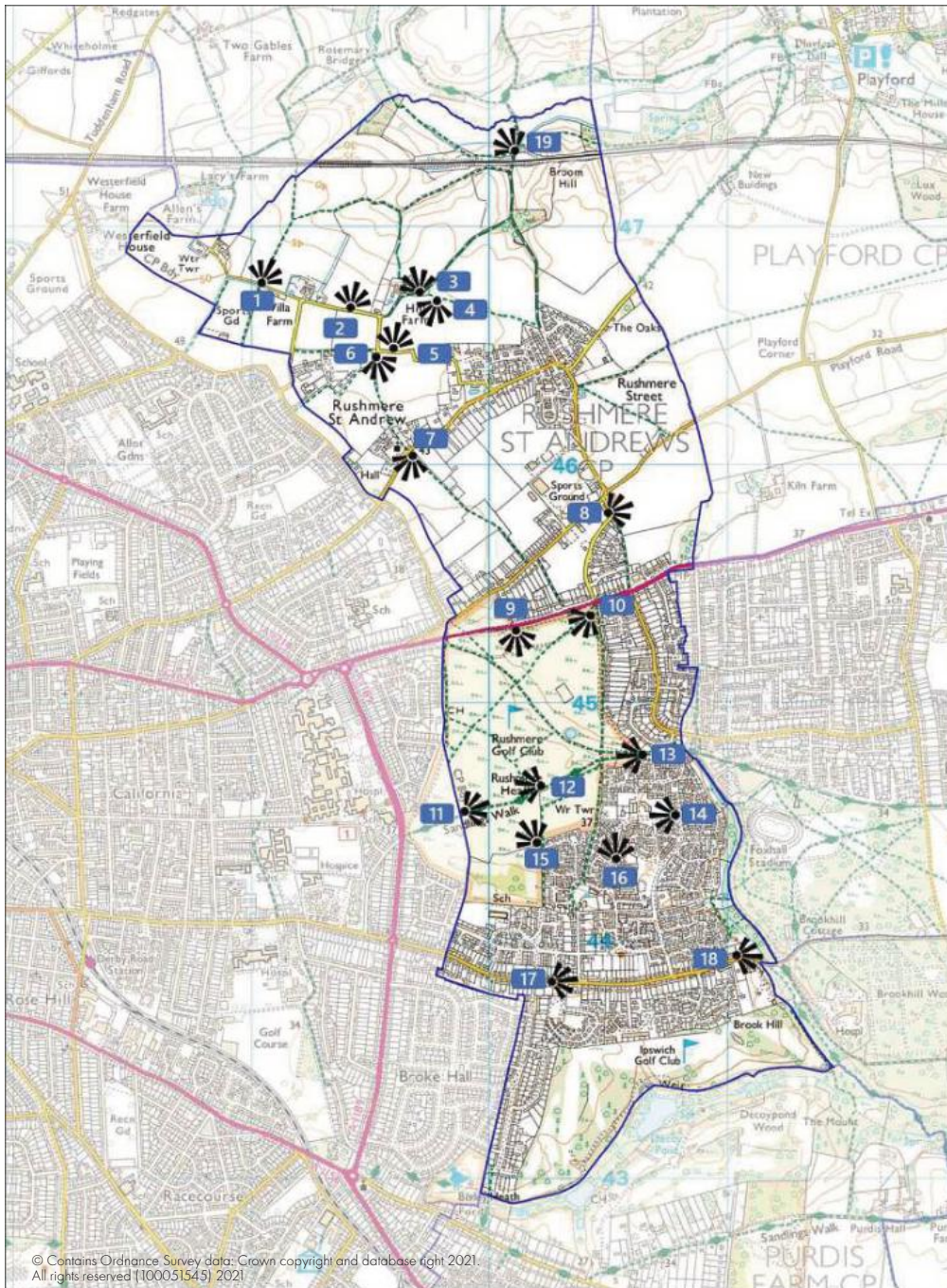


Important Views

- 6.12** The landscape of the parish is such that it lends itself to accommodating important views into and out of the built-up areas. The Landscape Appraisal noted that views are critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation. They also help express the relationship between settlement and wider landscape setting and a sense of arrival and gateways.



- 6.13** Map 3 illustrates important views identified in the Landscape Appraisal and development proposals will be expected to demonstrate how, as appropriate, they have had regard to the key features of the views and how the development would protect those key features.



MAP 3 - Important Views

POLICY RSA 3 - PROTECTION OF LANDSCAPE CHARACTER AND IMPORTANT VIEWS

As appropriate to their scale, nature and location and to ensure that they conserve the essential landscape, heritage and rural character of the parish, development proposals should demonstrate how they:

- i. have regard to, and conserve, or enhance, the landscape character and the setting of the parish, as referenced in the Rushmere Landscape Appraisal; and
- ii. will ensure that there is no unacceptable impact on the key features of the important views identified on the Policies Map.

Relevant Suffolk Coastal Local Plan Policies: Policy SCLP10.4: Landscape Character

6.14 Across the parish the influence of trees and hedgerows play a significant role in determining the character of the area. This is evidenced by individual specimen trees, such as those found in The Street, tree belts and woodland, such as found around the Mill Stream and the Fynn Valley and hedgerows that separate fields, line lanes and form front boundaries. The screening and natural habitats that these features create are vitally important within the parish and the wider area and their retention and enhancement will be supported.

6.15 There may be occasions where a new access to an otherwise acceptable development site would result in the loss of part of an existing hedgerow. Where this is necessary, a new hedgerow should be planted using native species on the visibility splay returns to minimise the loss of hedgerow and habitat and maintain the character of the area.



POLICY RSA 4 - PROTECTION OF TREES, HEDGEROWS AND OTHER NATURAL FEATURES

Development proposals should avoid the loss of, or substantial harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:

- i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- ii. suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain.

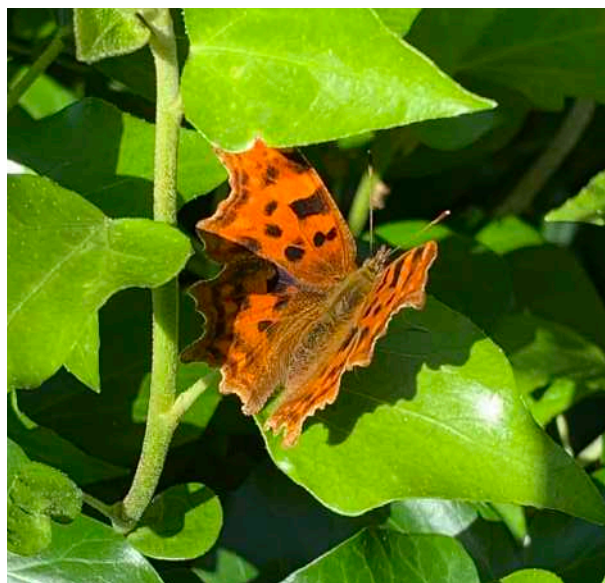
Any such mitigation measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.

Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Relevant Suffolk Coastal Local Plan Policies: Policy SCLP10.1: Biodiversity and Geodiversity

Our Wildlife and Landscape Initiatives

- 6.16** Preparing the Neighbourhood Plan has enabled the consideration of how the natural environment of the parish can be protected and further enhanced for future generations. The Neighbourhood Plan proposes a number of initiatives, which take the form of Community Aspirations, the delivery of which will be facilitated by the Parish Council.



Community Aspiration 1 - Wildlife Management

There will be continued liaison with the Trustees of Rushmere Common and East Suffolk Council to identify and implement wildlife management across the Common and adjacent local nature reserves.

Community Aspiration 2 - Wild East Project

The Parish Council will continue to develop wildlife projects as a member of the Rewilding Forum within the Community Partnership Team of East Suffolk Council. In turn, parishes are encouraged to look to support the Wild East project. <https://www.wildeast.co.uk>

Community Aspiration 3 - Re-wilding

The Parish Council will take an important lead in "re-wilding" areas deemed suitable within Rushmere St Andrew.

Community Aspiration 4 - Veteran and Ancient Trees

A project is to be established to identify and map the species type and location of Veteran and Ancient Trees across the parish along with mapping significant tracts of other trees and hedges. This project will complement previous tree surveys and it is anticipated that the initial survey will take up to two years using the skill and expertise of trained arboriculturists and it is anticipated it will be financed by Locality Fund Budgets.

Community Aspiration 5 - Plugging the gaps

Essential to the identification of significant hedgerows and tree belts will be to identify "gaps". The Parish Council will seek to work with residents, developers and landowners to look to "plug the gaps" wherever possible. "Plugging the gaps" is a further project emerging from the Rewilding Forum mentioned above, which is to identify and map "Wildlife Corridors" throughout the parish and beyond.

Community Aspiration 6 - Planting Initiative

The Parish Council is planning to plant approximately 2,500 trees over a five-year period (to represent the approximate number of households in the parish). It is anticipated that the first planting will take place in early Spring 2022.

Important Gaps

6.17 The Landscape Appraisal highlighted that, due to the close proximity of Ipswich and Kesgrave, there are places where the distinction between local communities has become blurred. This is either because the built development has extended to be contiguous with that in the parish, or where there are remnant areas of open space which form an important gap but where the gap may be particularly narrow or subject to more urbanising land uses either within it or adjacent.

6.18 Areas of open land which are considered important to retain as a gap between development are identified on the Policies Map. These areas of land are considered important to preferably remain in active agriculture or semi-natural habitat in order to safeguard the perceived separation and rural setting of the parish. Furthermore, the land to the north of Rushmere St Andrew village forms an important setting to the village and especially the church and listed farm clusters. Policy SCLP12.22 of the Suffolk Coastal Local Plan identifies Recreation and Open Space between Ipswich and Rushmere St Andrew. There is a degree of overlap between one of the proposed Settlement Gaps identified in this Plan and the Recreation and Open Space identified in the Local Plan. Within this parcel of land (to the east of Humber Doucy Lane) proposals for open recreational use will be supported.

6.19 The Suffolk Coastal Local Plan identifies some of these areas as important open space, but there remain areas that might, in the longer term, remain susceptible to development pressures from Ipswich. Although not in the Neighbourhood Plan Area, the Draft Ipswich Local Plan identifies remaining frontages onto Humber Doucy Lane as "Countryside" where development proposals will not be supported. Given the various localised designations in the respective Local Plans, the Neighbourhood Plan makes an additional designation to safeguard land south of Lamberts Lane and Tuddenham Lane and south-west of the sports pitches as an important gap. Development proposals which can demonstrate that they are appropriate to be located outside the Settlement Boundary that are located in a "Settlement Gap" will not normally be supported

unless it is incidental to an existing development and a Landscape Visual Impact Assessment accompanies the proposal which identifies the key landscape characteristics of the site and its setting and identifies how the proposal would not result in the degradation of the gap.

POLICY RSA 5 - SETTLEMENT GAPS

The generally open and undeveloped nature of the Settlement Gaps, as identified on the Policies Map, will be protected from development to help prevent coalescence and retain the separate identity of Rushmere St Andrew.

Development which is otherwise in conformity of Policy RSA 1 will only be permitted within a Settlement Gap where:

- i) it would not undermine the physical and/or visual separation of the settlements; and
- ii) it would not compromise the integrity of the Settlement Gap, either individually or cumulatively with other existing or proposed development.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP10.5: Settlement Coalescence Geodiversity



Local Green Spaces

6.20 There are a number of important open areas within the parish that make important contributions to the character and setting of the built environment. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land. It is recognised that the designation of Local Green Spaces should not be used simply to block development.

6.21 A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 102 of the NPPF. The spaces that meet the criteria are identified in Policy RSA6 and are illustrated on the Policies Map.

6.22 It is recognised that Rushmere Heath has many of the qualities of a Local Green Space but, due to its size, it would represent an "extensive tract of land" and would fail the NPPF criteria. Nevertheless, it has protection given that it is registered Common Land and cannot be built upon unless replacement common land of equal size and in the same vicinity is provided.

6.23 The identification of these spaces as Local Green Space means that development is restricted to that which has to be demonstrated as being essential for



the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation. Policy RSA6 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by East Suffolk Council. In particular, it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

POLICY RSA 6 - LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

1. The local greens either side of the Street and Playford Road Roundabout
2. The greens in Playford Lane and Holly Lane
3. The green opposite Elm Road
4. The greens between Holly Road and Elm Road
5. Chestnut Pond, The Street
6. The Limes Pond, The Street
7. Little Heath
8. Sandlings Local Nature Reserve
9. The Mill Stream
10. Broadlands Way Open Space
11. Brookhill Way Open Space
12. Salehurst Road Play Area
13. Chestnut Close Play Area
14. Bladen Drive / Gwendoline Close Open Space

Development proposals within the designated local green spaces will only be supported in very special circumstances.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP8.2: Open Space

7. HISTORIC ENVIRONMENT

Listed Buildings

- 7.1** The parish has relatively little in the way of designated historic buildings or sites. There are just five Listed Buildings in the parish, as identified below. There is no conservation area in the parish but there are likely to be recorded archaeological sites and Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds. The Service should be consulted at the earliest possible stages of preparing a planning application. Combined, these are defined as "Heritage Assets" a term defined in the Glossary.

Listed Buildings (source Historic England - July 2021)

- Barn about 60 metres east north east of Hill Farm House, Lamberts Lane
- Hill Farmhouse, Lamberts Lane
- Garden Store, 10 metres north of Villa Farmhouse, Lamberts Lane
- Church of St Andrew
- Rushmere St Andrew War Memorial, St Andrew's Churchyard

Other Heritage Assets

- 7.2** The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are buildings or features across the parish that might have special qualities or historic association and make a "positive contribution" to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets and East Suffolk Council has published criteria against which potential candidates for such a list should be judged.
- 7.3** Some 22 individual or groups of properties have been identified as meeting the East Suffolk Council criteria for designation, the details of which are set out in a separate Appraisal of Non-Designated Heritage Assets. Local Plan Policy SCLP11.6 states that proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance. Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset

will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset. In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:

- Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.

POLICY RSA 7 - NON-DESIGNATED HERITAGE ASSETS

The Plan identifies the following buildings as shown on the Policies Map as non-designated heritage assets.

1. The old shop terrace, Holly Lane
2. The Old Forge and Blacksmiths House, The Street
3. The cottages opposite The Forge, The Street
4. The two cottages on South of Playford Lane
5. 148 and 150 The Street
6. The Lodge, The Street
7. The Limes Lodge, The Street
8. Rush Cottage, Playford Road
9. Colombia House, Playford Road
10. The Carmelite Nuns House, 23 Birchwood Drive
11. The Cottage, The Street
12. The Old Rectory, The Street
13. The Old Church Hall, Humber Doucy Lane
14. Baptist Church / The Chapel, The Street
15. The Old School (Community Hub), Humber Doucy Lane
16. Villa Farm, Tuddenham Lane
17. The Water Tower, Bixley Drive
18. Bixley Hall, Bixley Drive
19. The Golf Hotel, Foxhall Road
20. The former Falcon PH and adjoining cottages, Playford Road
21. Seven Cottages, Seven Cottages Lane
22. Old Water Tower, SW of Tuddenham Lane

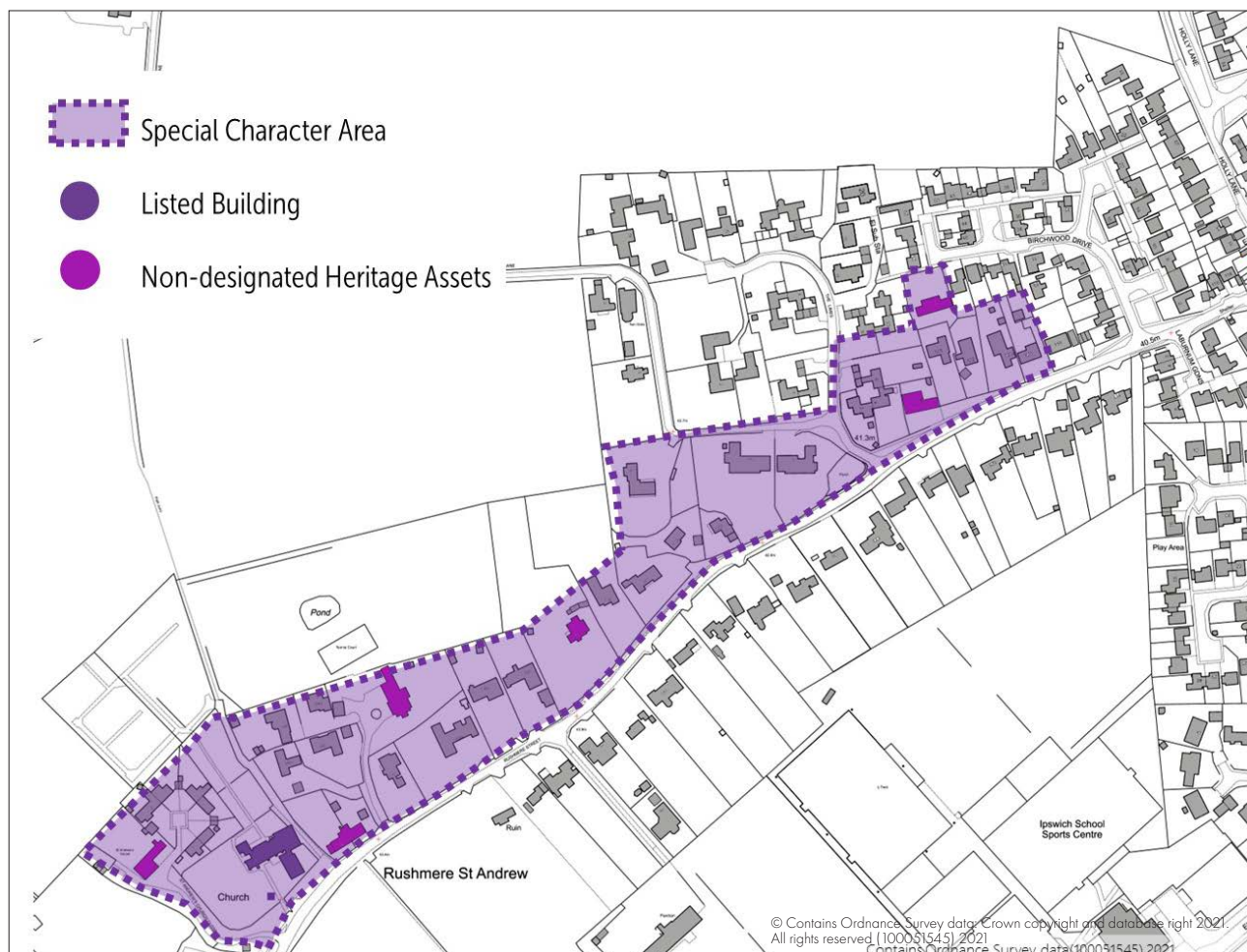
Proposals for any works to a Non-Designated Heritage Asset will be assessed in accordance with Policy SCLP11.6 of the adopted Local Plan.

Relevant Suffolk Coastal Local Plan Policies:
Policy SCLP11.6: Non-Designated Heritage Assets

The Street Special Character Area

7.4 Although there is no designated Conservation Area in the Neighbourhood Area, properties along The Street and the environment in which they sit do, in combination, have distinct qualities that are of high environmental value. A number of the non-designated heritage assets identified in Policy RSA 7 are located north of The Street and this area also has a blanket Tree Preservation Order covering it. Appendix 1 provides further information about the special qualities of this area.

7.5 In the light of these special qualities, the Neighbourhood Plan designates the area on the northern side of The Street, as identified on Map 4, as a Special Character Area. The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported. The second part of Policy RSA8 highlights the approach which will be taken through the development management process. Where appropriate, any public interest benefits which arise from a proposed development will be considered against the harm which may arise.



Map 4 - Special Character Area

POLICY RSA 8 - RUSHMERE ST ANDREW VILLAGE SPECIAL CHARACTER AREA

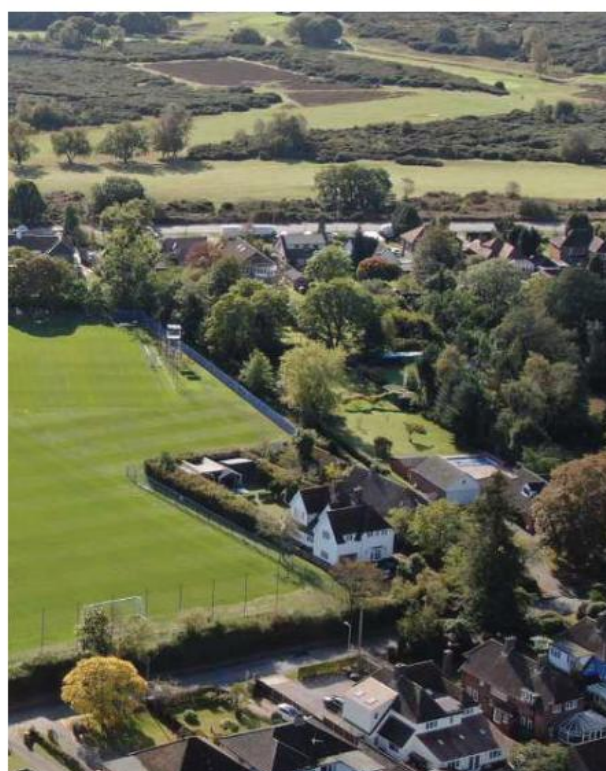
A Special Character Area is identified on the Policies Map. Within this area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, development proposals should respond positively to the distinctive characteristics of the identified area as illustrated in Appendix 1.

Development proposals which would cause unacceptable harm to the character and appearance of the Special Character Area will not be supported.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP11.1: Design Quality

Policy SCLP11.3: Historic Environment





8. DEVELOPMENT DESIGN

8.1 As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines and Codes have been prepared for the parish by AECOM Consultants. The document is published as supporting evidence to the Neighbourhood Plan and seeks to inform the design that any future development should follow. The Guidelines were produced before the National Model Design Code was published by the Government in July 2021. However, the Guidelines do reflect the

ambitions of the Model Design Code insofar that detailed principles for the consideration of aspects of development design particular to Rushmere St Andrew are contained within them.

8.2 The Design Guidelines and Codes concluded that there are four distinct built character areas across the parish, as described below.

The village of Rushmere St Andrew

The northernmost part of the parish, it remains predominantly rural and is dominated by open fields surrounding the historic village of Rushmere St Andrew. It concentrates the oldest structures of the parish, including all of its listed buildings, and is its most architecturally diverse area. Open space in the form of fields and sport pitches enables the village to remain physically separate from the built-up area of Ipswich as well as the more suburban areas of the parish. The historic village core is supplemented by small clusters of more recent infill developments. The large number of mature trees, landscaped hedges, and large planted front gardens help the village retain an open and green character. The limited road network is a mix of rural lanes and short cul-de-sac roads.

Beech Road

The area, located east of Rushmere Common and south of Woodbridge Road, is dominated by mid-20th century detached and semi-detached bungalows with a minority of semi-detached two-storey houses. Vegetation is largely absent from the public realm apart from a few narrow verges and is instead located in private gardens. The area does not contain green spaces but benefits from its proximity with Rushmere Common.

Bixley Estate (north of Foxhall Road)

Located south of Rushmere Common, this area is dominated by suburban tract housing and contains the most recently developed parts of the parish. Tract housing developments give the area the highest degree of architectural homogeneity in the parish despite variations in construction materials and forms. Most houses are two-storey detached houses arranged in clusters served by loops and cul-de-sac roads. A small retail cluster at the junction between Broadlands Way and Brendon Drive, next to which is a small group of terraces. The area contains small pockets of green spaces and trails and benefits from the proximity of Rushmere Common, Sandlings Nature Reserve, and Mill Stream Nature Reserve.

South of Foxhall Road

The southernmost part of the parish, it abuts the northern and western fringes of Ipswich Golf Club and can be divided into different sub-areas. It is dominated by an area of large two-storey houses served by cul-de-sacs distributed along Brookhill Way. This area contains many mature trees that were either retained in the public realm or integrated into private gardens, while boundaries are marked by dense landscaped hedges. Immediately west of this area is a trailer park served by Heathlands Park. Ribbon development can be observed along Foxhall Road, and its western fringe are extensions of an area of detached and semi-detached two-storey tract housing from neighbouring Ipswich.

8.3 Development proposals will be expected to have regard to the local character as well as the overall Design Guidelines for the parish, expressed in design principles addressing:

- Site Layout
- Well-connected roads and footpaths
- Maintaining the local character
- Quality of place
- Sustainability

Associated with these principles the Design Guidelines and Codes include a development design checklist, reproduced in Appendix 2 of the Neighbourhood Plan. All development proposals should, as appropriate to the development, seek to respond to the checklist and identify how the matters are addressed at the time of the planning application.

8.4 In some areas of the Parish houses are characterised by long narrow plots typified by “ribbon” development along the main roads leading to Ipswich centre. Such houses normally have long rear gardens and there have been instances where new homes have been constructed in rear gardens, creating dwellings in tandem with the existing. This type of development can have a detrimental impact on the character of the area as well as the amenity of neighbouring residents due to overlooking and disturbance. Proposals for tandem development in large rear gardens will not be supported. where it would result in a detrimental impact on the character and densities of the area within which the site is located, particularly through the loss of large gardens and where the residential amenity of residents living in neighbouring dwellings would be compromised

Flooding

8.5 Few, if any, homes in the parish are located within flood zones and therefore the risk of flooding from watercourses is minimal. However, many roads, in particular, suffer from surface water flooding after heavy rain. This is especially a problem in the older part of the parish in the area north of the A1214 Woodbridge Road, where old surface water soakaways have now failed and The Street, between St Andrew’s Church and Chestnut Pond, is especially

susceptible to large puddles due to poor drainage. The Neighbourhood Plan itself can’t do anything to rectify existing surface water flooding issues as this is the responsibility of Suffolk County Council, but it can put in place measures to ensure new development does not add to the problem.

8.6 Where new development is proposed, Sustainable Drainage Systems are required in order to manage water run-off from hard or impermeable surfaces. These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.



POLICY RSA 9 - DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as identified in the Rushmere St Andrew Landscape Appraisal and the Rushmere St Andrew Design Guidelines and Codes, and create and contribute to a high quality, safe and sustainable environment.

In addition to having regard to the National Model Design Code, all planning applications should demonstrate how they satisfy the requirements of the Development Design Principles in Appendix 2 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, and as appropriate to their scale, nature and location, proposals will be supported where:

- a. the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced;
- b. they protect and where practicable enhance open, green or landscaped areas in the immediate locality which make a positive contribution to the character and appearance of the parish;
- c. taking mitigation measures into account, important landscape characteristics including trees and ancient hedgerows and other prominent topographical features identified in the Neighbourhood Plan Landscape Appraisal are not adversely affected;
- d. designs, in accordance with standards, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot where practicable and seek always to ensure permeability through new housing areas, ensuring safe and convenient pedestrian and cycle routes are available or can be made available to local services and facilities;
- e. not result in water run-off that would add to or create surface water flooding, through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS), which could incorporate wetland and other water features;
- f. as appropriate, they make adequate provision for the covered storage of all wheelie bins and secure cycle storage in accordance with adopted cycle parking standards;
- g. suitable ducting capable of accepting fibre to enable superfast broadband is included;
- h. one electric vehicle charging point per new off-street parking place created is provided;
- i. the design and materials have regard to the Rushmere St Andrew Design Guidelines and Codes and does not adversely change the character of the site or its setting;
- j. they are located so as users and nearby residents would not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal; and
- k. they would not result in new dwellings being constructed in rear gardens of existing dwellings. that would have a detrimental impact on the character and densities of the area within which the site is located.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP5.7: Infill and Garden Development

Policy SCLP5.14: Extensions to Residential Curtilages

Policy SCLP7.1: Sustainable Transport

Policy SCLP7.2: Parking Proposals and Standards

Policy SCLP8.2: Open Space

Policy SCLP9.2: Sustainable Construction

Policy SCLP9.6: Sustainable Drainage Systems

Policy SCLP9.7: Holistic Water Management

Policy SCLP10.3: Environmental Quality

Policy SCLP11.1: Design Quality



9. SERVICES AND FACILITIES

Community Facilities and Services

9.1 As noted earlier in the Plan, residents of the parish are well placed to access services and facilities due to its location on the edge of Ipswich, but it is important that there remains an appropriate level of services at a local level to meet day to day needs of residents. However, it is recognised that demands change over time and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances, it might be appropriate for those uses to be lost where specific criteria can be met.

9.2 During the lifetime of the Plan there may be circumstances that force the closure of a shop or community facility and where there is no demand, or it is not viable for it to remain in its current or alternative community use. In such circumstances it might be better for the premises to revert to an alternative use but only if certain circumstances can be proven. Policy RSA10 provides criterion which, together with the policies in the Suffolk Coastal Local Plan, will be used to determine any such proposals.

POLICY RSA 10 - PARISH SERVICES AND FACILITIES

Proposals that would result in the loss of the following services and facilities, as identified on the Policies Map, will be determined in accordance with Policy SCLP8.1 of the Local Plan.

- The Village Hall
- Broke Hall Primary School
- Allotments
- Tower Hall
- St Andrew's Walk Local Centre
- Beech Road Local Centre
- St Andrew's Church
- Rushmere Baptist Church
- The Golf Hotel PH
- The Oak Tree Community Farm

Individual retail premises not identified on the Policies Map are also covered by the provision of the policy, in circumstances where planning consent would be required that would result in the loss of the facility.

Proposals for the enhancement of the existing services and facilities will generally be supported subject to there being no unacceptable impact on the natural and historic environment, infrastructure and the amenity of residents.

Relevant Suffolk Coastal Local Plan Policies:

Policy SCLP8.2: Open Space

Policy SCLP8.3: Allotments

Sport and Recreation Facilities

9.3 The provision of sport and recreation facilities can play a significant role in supporting the health and welfare of residents of all ages. The parish is rich in playing field provision, but this is mainly for private use of schools, sports clubs and Ipswich Town FC. The loss of any sport and recreation facility will have a significant impact on the provision of opportunities to participate in fitness and sport and it is essential that these facilities are maintained and improved to support healthy lifestyles in future years.

9.4 Paragraph 99 of the NPPF states:
"Existing open space, sports and recreational buildings and land, including playing fields, should

not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

This approach will apply to the sports facilities and playing fields in the Neighbourhood Plan Area.

POLICY RSA 11 - OPEN SPACE, SPORT AND RECREATION FACILITIES

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities (including those identified on the Policies Map) will be permitted subject to compliance with other Policies in the Development Plan and a demonstration that the facility can provide sufficient car parking on-site to meet demands. Support will be given where facilities include provisions that encourage travel by sustainable modes of transport, such as secure cycle parking.

Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be supported unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for that location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the wider community and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, housing, office, retail and other commercial and mixed development should provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities should be of a high standard of design and internal layout. The location of such facilities should be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.

Development proposals for floodlighting should be designed and located in a way which respect the amenities of residential properties in the immediate locality of the application site.

Relevant Suffolk Coastal Local Plan Policies:
Policy SCLP8.2: Open Space



9.5 Several issues were identified in the responses to the questionnaires with regard to facilities provided for play and recreation. Currently the parish has a number of play spaces which are maintained to a high standard by the Parish Council. There are numerous park benches located across the parish and more recently picnic benches have been added in a couple of locations. The Parish Council is mindful of inclusivity and as such play equipment, picnic benches and pathways are being developed to enable persons of all abilities to enjoy the outdoor world in the parish.

9.6 It was recognised from responses that the Parish Council should address the provision of facilities for older teenagers, in particular, a kick-about facility in the northern part of the parish.

Community Aspiration 7 - Older Children "Kick-about" Facility

The Parish Council will work with local landowners and sports clubs to identify a suitable space in the north of the parish for a "kick-about" facility for older children.

Community Aspiration 8 - Older Teenagers Play Facilities

The Parish Council will seek to provide climbing/play facilities for older teenagers.

9.7 A constant "thorn" for any community are the issues of anti-social behaviour, litter and dog waste. Fortunately, incidents of anti-social behaviour in the parish are rare. The Parish Council has a good working relationship with the Police, mostly through direct contact with the match funded PCSO. By sharing information and maintaining an eye on the community many potential problems are dealt with before they become unwieldy.

9.8 General Litter and Dog Waste are rarely off the agenda! The Parish Council has installed increasing numbers of bins both for litter and dog waste. Installed and paid for by the Parish Council the bins are emptied by the district council's operator, East Suffolk Norse.

Community Aspiration 9 - Litter

Through continued dialogue with parishioners the Parish Council will look to identify further locations which may be enhanced by the provision of Litter Bins and / or Dog Waste Bins.



10. HIGHWAYS AND TRAVEL



10.1 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals. With that in mind, we have put together a package of aspirations for highways and transport improvements across the parish that will be pursued further during the lifetime of the Neighbourhood Plan.

10.2 The essence of this section is to promote safer travel for all with particular emphasis on the non-car user. The vast majority of residents have access to a motor vehicle, and it is the first choice of travel for many as demonstrated in the 2011 Census when 71% of those in work travelled by car compared with 66% for the rest of the former Suffolk Coastal District.

10.3 The Parish, due to its edge of Ipswich location, is generally well served by a range of sustainable travel opportunities, such as bus services, walking and cycling. The uptake of public transport continues to be challenging. Factors such as frequency of service, routes and fares all play their part. In particular, one theme identified in the Neighbourhood Plan

surveys was the idea of a transport hub at the Ipswich Hospital so that routes from different sections of the parish offered this as a focal point.

10.4 Elsewhere in the parish, the village centre is served by Service No 59 which runs between Playford and the Town Centre, Bixley Estate is served by Service No 4, which goes to the Town Centre via Felixstowe Road.

Community Aspiration 10 - Public Transport Initiatives

Work with relevant agencies to support, promote and develop use of public transport and accessibility for users, including the use of leaflets, newsletter articles etc to give details of bus routes/timetables/travel apps etc to promote non-car journeys.

10.5 However, the car still dominates the area and, to a greater or lesser extent, has an impact of people's lives. The main artery road through the parish is the A1214 Woodbridge Road which plays a significant role in separating the north and south of the parish. It is a main bus route into Ipswich Town Centre as well as an important link into the Ipswich "ring road" that acts as a main distributor around the town.

- 10.6** A continued thread emerging from the community responses was the issue of numbers and speed of vehicles affecting many parts of the parish. It is recognised that certain roads, such as The Street and Playford Road in the north of the parish and Arundel Way in the south are often used as "rat-runs". One example was where covert speed detection equipment revealed that more than 50% of the traffic using Playford Road was travelling at 35 mph or above. As a consequence, funding was obtained to instal traffic calming measures in that area.
- 10.7** It would seem inevitable that traffic volumes will increase, particularly in the light of several proposed developments close to or within the parish boundary. The A1214 (Woodbridge Road) and Foxhall Road have seen a marked increase in traffic volumes associated with the continued development at the out-of-town retail and employment areas at Martlesham.
- 10.8** It is therefore, all the more important that measures are put in place to make Rushmere St Andrew as safe as possible for non-car users. For example, setting up a traffic calming scheme for the main road through the village; installing safe crossing points for pedestrians along Woodbridge Road (Rushmere St Andrew) and work with residents and the Police to free up public footways from parked vehicles and other obstructions.
- 10.9** Specifically with regard to speeding vehicles there are now a number of formats available. These include the use of Speed Indication Devices (SIDs), Automatic Number Plate Recognition (ANPR) speed detectors, Community Speedwatch, PCSOs and Police Speed Camera Detection Vans.

Community Aspiration 11 – Rushmere Street Traffic Calming

The Parish Council will work with all relevant agencies to achieve traffic calming and a 20 mph zone through The Street.

Community Aspiration 12 - Speeding

The Parish Council will work with all relevant agencies to address the issue of speeding vehicles. It is proposed to develop a number of locations as suitable sites to deploy SIDs and ANPR devices. Community Speedwatch will be supported, and the use of Police resources will be requested as appropriate.

- 10.10** The parish is well positioned to, in theory, provide safe cycle routes to link in with the wider network of Kesgrave and Ipswich. However, this is not the case and there are few dedicated cycle lanes in the parish. In order to further encourage non-car use there are emerging plans to expand safe-cycling routes in the parish and beyond. Both Suffolk County Council and East Suffolk Council continue to work on initiatives to promote safe-cycling.
- 10.11** Footways, paths alongside roads, are generally in good condition but there are locations where they are narrow and difficult to use for those with limited mobility. This is especially the case between The Limes Pond and St Andrew's Church. Dropped kerbs have been provided in more recent developments to assist with crossing the road but there is only one crossing point in the parish where pedestrians have a priority crossing (at the Woodbridge Road / Beech Road traffic lights).
- 10.12** Development should take all reasonable opportunities to promote the use of public and green transport, such as improving the cycle lane network and contributing towards community or commercial bus services to the village.

Community Aspiration 13 – Encouraging Walking and Cycling

Measures will be taken to make it safer for non-car users to use footways and public rights of way in the parish. The provision of additional safe-cycling routes will be supported in conjunction with other local authorities and the County Council will be lobbied to provide additional safe crossing points on Woodbridge Road (Rushmere St Andrew).

Quiet Lanes

10.13 The rural country lanes in the north of the parish are especially precious given the proximity of the urban area of Ipswich. They offer pedestrians (including school children), cyclists, horse riders and other non-motorised vehicle users an opportunity to use routes with little vehicular traffic safely for recreation and sustainable travel.

10.14 The Parish Council has been working with the County Council to designate some of the narrower lanes which are popular with walkers, cyclists and horse-riders as "Quiet Lanes" to provide recognition that these lanes are used for non-motorised travel and that drivers should expect to consider the needs of walkers, cyclists, and horse riders. Quiet Lanes are minor rural roads, typically C or unclassified routes, which have been designated by local highway authorities to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic. Cars are not banned from Quiet Lanes but these lanes are signposted to help drivers to 'Expect and Respect' other non-motorised road users who may be sharing the road. Developments that generate significant levels of traffic that could result in average daily vehicle movements on a Quiet Lane in excess of 1,000 vehicles or 85th percentile speeds in excess of 35 mph could result in the designation being lost. Such development proposals would not be supported.

10.15 Natural England recognise 'the importance of providing and maintaining a network of green infrastructure, including Public Rights of Way, quality greenspaces, quiet lanes, greenways and corridors, for an effective non-motorised transport network threading through urban areas and linking to more rural areas'.

10.16 The Suffolk Green Access Strategy addresses access for walking and cycling on the wider highway network, including footways and quiet lanes. 'Green access is key to developing people's health and wellbeing. Inactivity is one of the top 10 causes of disease and disability in England and accounts for as many deaths as smoking'.



10.17 The routes designated as Quiet Lanes are:

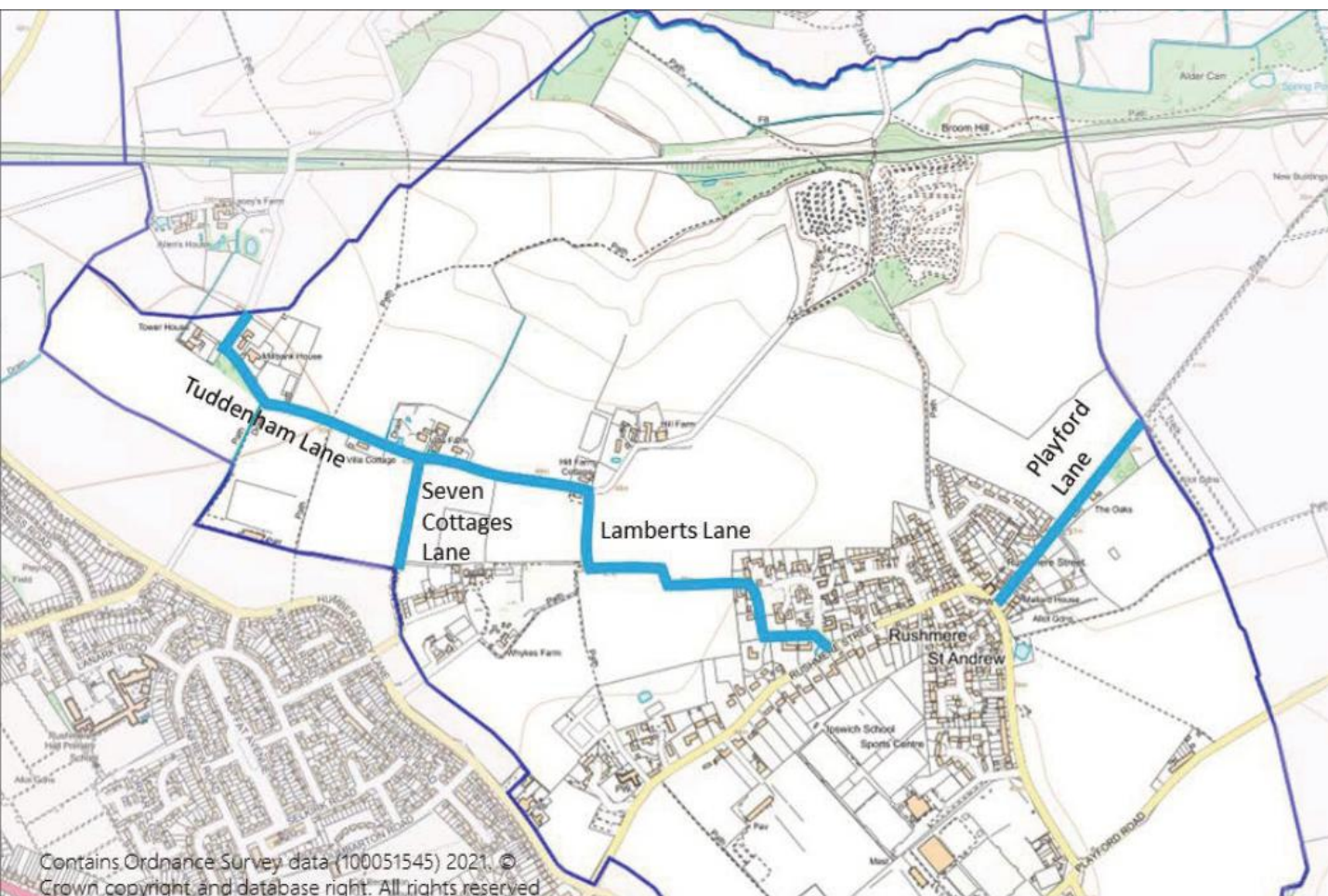
- Lamberts Lane
- Playford Lane
- Tuddenham Lane
- Seven Cottages Lane

The extent of these routes is illustrated on Map 5.

Public Rights of Way

10.18 Access to the local countryside contributes to the residents' health and well-being in terms of both mental and physical health. There is an extensive network of public rights of way across the parish, as illustrated on the Policies Map. The network is well used by walkers and, on bridleways, cyclists and horse riders. The paths are generally in good condition and waymarked but use of village roads such as the proposed Quiet Lanes, is sometimes necessary to complete a circular walk.

10.19 Measures to improve and extend the existing network of public rights of way will be supported if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal. Policy RSA12 sets out the Plan's approach to this matter. The policy needs to be read within the wider context set by the development plan. It does not offer opportunities for development which would otherwise enhance footpath links to come forward where such a proposal would be in conflict with the provisions of the Suffolk Coastal Local Plan and other policies in this Plan.'



Map 5 - Quiet Lanes

POLICY RSA 12 - PUBLIC RIGHTS OF WAY

Development proposals which improve and extend the existing network of public rights of way will be supported. As appropriate to their scale, nature and location, such development proposals should take account of the existing value of the right of way concerned as a biodiversity corridor and where practicable incorporate measures to enhance biodiversity as part of the proposal.

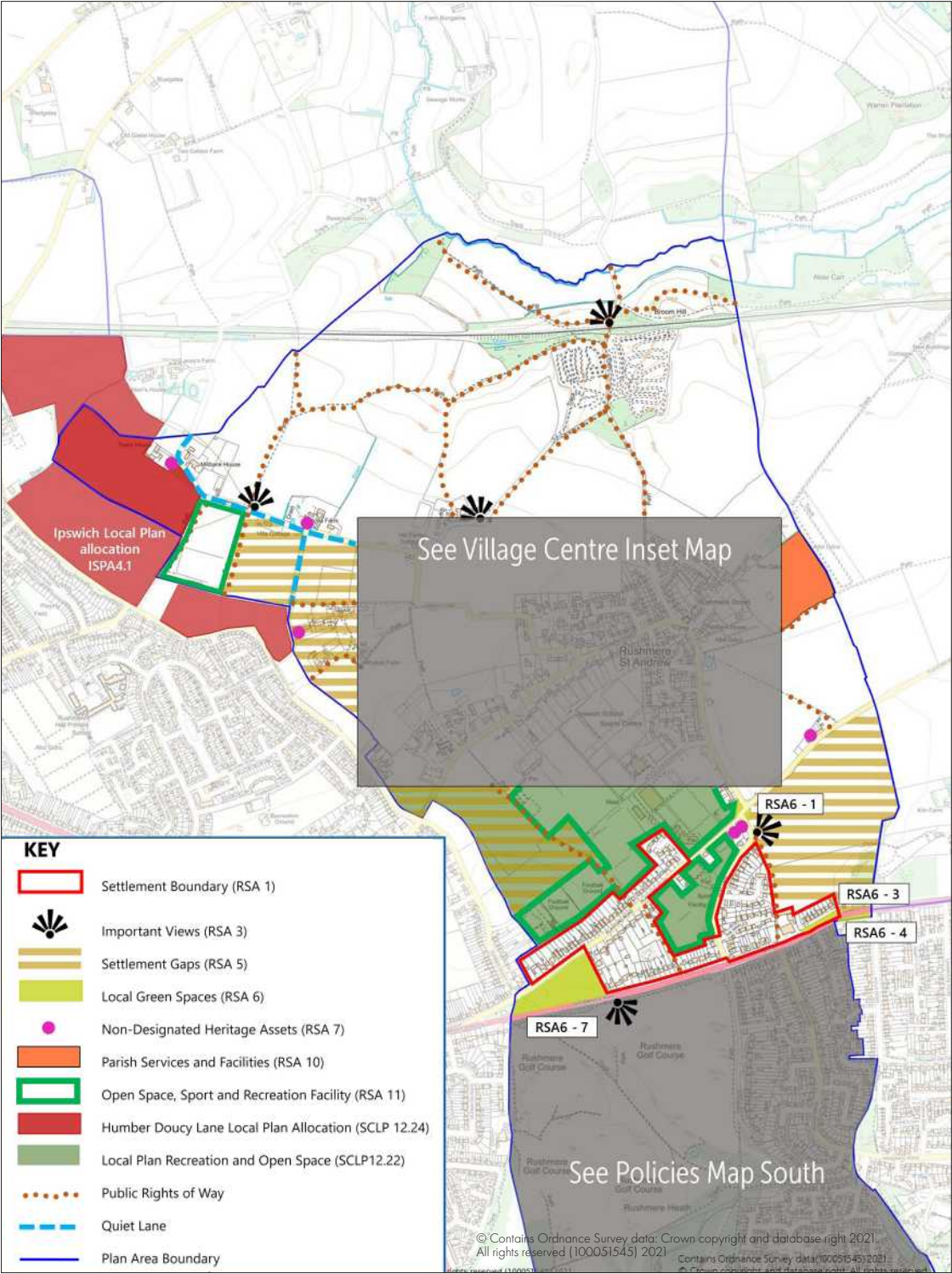
Community Aspiration 14 - Public Rights of Way Review

A comprehensive review of existing public rights of way/footpaths in the parish with particular emphasis to assess their year-round condition and accessibility for all users.

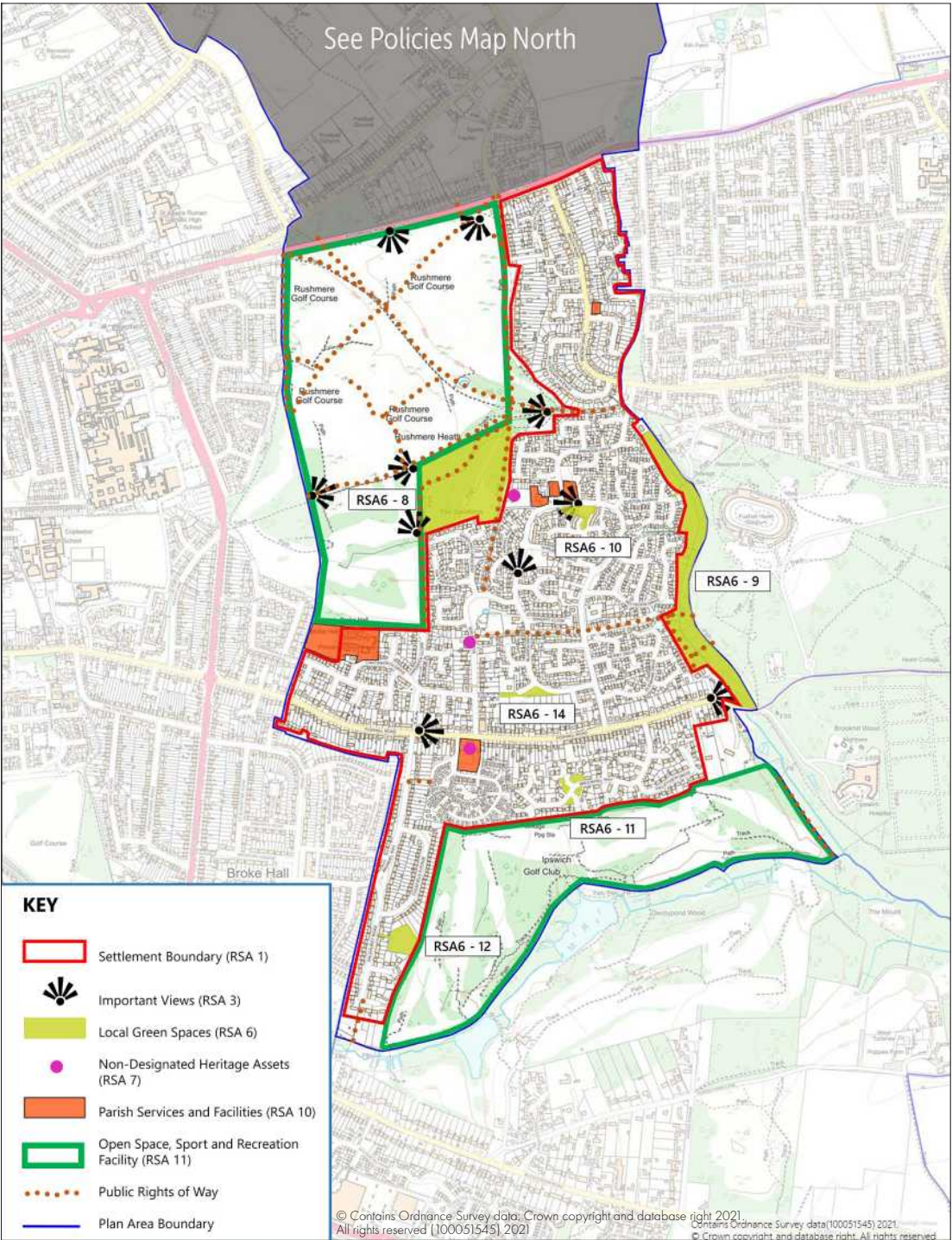
Community Aspiration 15 - Public Rights of Way Accessibility

The Parish Council will promote the setting up of a group to look at the structure and accessibility of all footpaths/rights of way with including the potential to develop coded way-markers linked to maps, promotion leaflets, approximate journey times and "return-to-base" circular footpath routes.

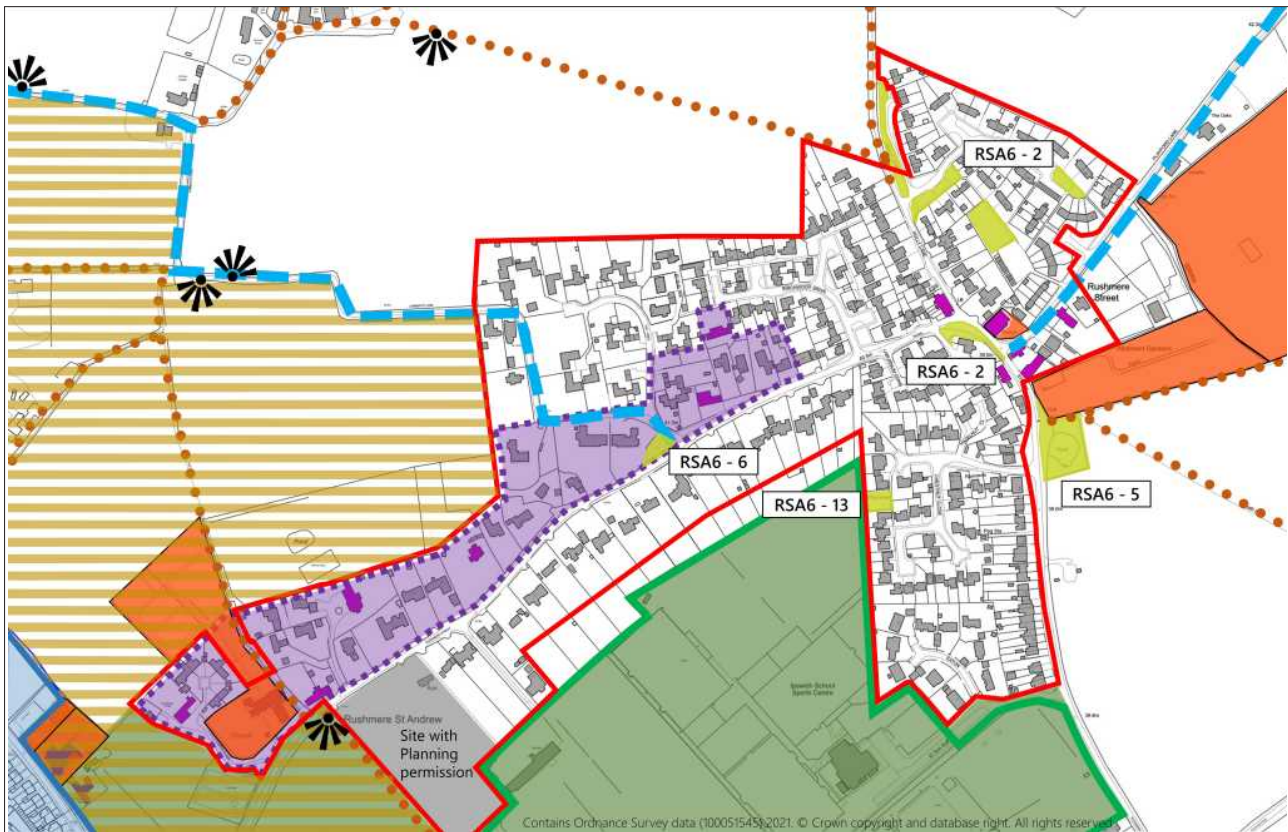
POLICIES MAP - NORTH



POLICIES MAP - SOUTH



THE STREET - INSET MAP



KEY

- Settlement Boundary (RSA 1)
- Important Views (RSA 3)
- Settlement Gaps (RSA 5)
- Local Green Spaces (RSA 6)
- Non-designated Heritage Assets (RSA 7)
- Special Character Area (RSA 8)
- Parish Services and Facilities (RSA 10)
- Open Space, Sport and Recreation Facility (RSA 11)
- Local Plan Recreation and Open Space (SCLP12.22)
- Public Rights of Way (RSA 12)
- Quiet Lane

APPENDIX 1 - THE STREET SPECIAL CHARACTER AREA

Area Characteristics

- Generally low density development
- Significant tree cover, most of which is covered by a Tree Preservation Order
- Frontage hedgerows generally disguise evidence of properties behind them
- A number of dwellings have historic significance
- The key focal points are:
 - The Church
 - The London Plane tree in the highway verge
 - The Limes Pond



APPENDIX 2 - DEVELOPMENT DESIGN CHECKLIST

As a first step, there are a number of design principles that should be present in any proposals. As general design guidelines, new development should:

- Respect the existing settlement pattern in order to preserve the character. Coalescence - development should be avoided;
- Integrate with existing paths, streets, circulation networks;
- Reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, roofline, height, form, and density;
- Enhance and reinforce the property boundary treatments;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; and
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

General questions to ask and issues to consider when presented with a development proposal

Street grid and layout

Does it favour accessibility and connectivity over cul-de-sac models? If not, why?

Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?

What are the essential characteristics of the existing street pattern; are these reflected in the proposal?

How will the new design or extension integrate with the existing street arrangement?

Are the new points of access appropriate in terms of patterns of movement?

Do the points of access conform to the statutory technical requirements?

Local green spaces, views and character

What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?

Does the proposal maintain or enhance any identified views or views in general?

How does the proposal affect the trees on or adjacent to the site?

Has the proposal been considered within its wider physical context?

Has the impact on the landscape quality of the area been taken into account?

In rural locations, has the impact of the development on the tranquillity of the area been fully considered?

How does the proposal affect the character of a rural location?

How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

Can any new views be created?

Is there adequate amenity space for the development?

Does the new development respect and enhance existing amenity space?

Have opportunities for enhancing existing amenity spaces been explored?

Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

Gateway and access features

What is the arrival point, how is it designed?

Does the proposal maintain or enhance the existing gaps between settlements?

Does the proposal affect or change the setting of a listed building or listed landscape?

Is the landscaping to be hard or soft?

Buildings layout and grouping

What are the typical groupings of buildings?

How have the existing groupings been reflected in the proposal?

Are proposed groups of buildings offering variety and texture to the townscape?

What effect would the proposal have on the streetscape?

Does the proposal maintain the character of dwelling clusters stemming from the main road?

Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

Building line and boundary treatment

What are the characteristics of the building line?

How has the building line been respected in the proposals?

Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline

What are the characteristics of the roofline?

Have the proposals paid careful attention to height, form, massing and scale?

If a higher than average building(s) is proposed, what would be the reason for making the development higher?

Household extensions

Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?

Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?

Do the proposed materials match those of the existing dwelling?

In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?

Are there any proposed dormer roof extensions set within the roof slope?

Does the proposed extension respond to the existing pattern of window and door openings?

Is the side extension set back from the front of the house?

Building materials and surface treatment

What is the distinctive material in the area, if any?

Does the proposed material harmonise with the local materials?

Does the proposal use high-quality materials?

Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

Does the new proposed materials respect or enhance the existing area or adversely change its character?

Car parking solutions

What parking solutions have been considered?

Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?

Has planting been considered to soften the presence of cars?

Does the proposed car parking compromise the amenity of adjoining properties?

Have the needs of wheelchair users been considered?

Architectural details and contemporary design

If the proposal is within a Conservation Area, how are the characteristics reflected in the design?

Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.

Does the proposal maintain or enhance the existing landscape features?

Has the local architectural character and precedent been demonstrated in the proposals?

If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

GLOSSARY

Archaeological Interest There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Biodiversity Networks Linking of sites of biodiversity importance through biodiversity corridors or a series of individual sites.

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.

Designated Heritage Asset A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

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.

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.

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

Non-designated Heritage Assets A heritage asset that has not been included on any national list.

Policies Map An Ordnance Survey base map that provides a geographic expression of policies and proposals contained in a Local Plan.

Setting of a Heritage Asset The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.



Rushmere St Andrew Neighbourhood Plan

2018-2036

REFERENDUM PLAN

Rushmere St Andrew Parish Council

December 2022

Referendum draft

SHADINGFIELD, SOTTERLEY, WILLINGHAM AND ELLOUGH

NEIGHBOURHOOD DEVELOPMENT PLAN

2022 – 2036



Our vision:

“In 2036, the parishes of Shadingfield, Sotterley, Willingham and Ellough will continue to be a thriving and vibrant rural community, retaining their current character, with the traditional buildings, tranquil countryside and natural environment being maintained and protected.”



February 2023

FOREWORD

The Neighbourhood Plan for Shadingfield, Sotterley, Willingham and Ellough (the SSWE Plan) has been prepared by a Project Team comprising members of the local community and representatives of the Parish Council and has been informed through community engagement exercises, evidence collection, discussions with appropriate groups and authorities and formal consultation with residents and businesses in the four parishes. The Plan aims to describe the way that you would like to see our parishes develop until 2036.

The draft SSWE Plan was subject to formal consultation in early 2022, after which a revised version was submitted to East Suffolk Council. The draft was then publicised and further comments invited. The Plan, along with associated documents, was then subject to examination. The independent examiner concluded that the Plan would provide a strong practical framework against which decisions on development can be made and recommended that the Plan should proceed to Referendum, subject to a number of modifications.

A final version of the SSWE Plan was prepared taking account of the examiner's comments and sent to East Suffolk Council. As a final step, residents on the electoral roll living within the Neighbourhood Area (see Paragraph 17) will be invited to vote in a local referendum to determine whether the final SSWE Plan is acceptable. If accepted by the majority of voters, the plan will be formally 'made' and come into force as part of the Development Plan for the area. The SSWE Plan will then be a statutory consideration in determining all relevant planning applications within our Neighbourhood Area. If, however, the plan is not accepted by a majority of voters, it will not be adopted and planning decisions will be made on the basis of the National Planning Policy Framework and the Waveney Local Plan alone.

THE SSWE PLAN AT A GLANCE

If you do not have time to read the whole document, this is what you need to know:

- i. The SSWE Plan covers the whole of the parishes of Shadingfield, Sotterley, Willingham¹ and Ellough, with the exception of the dwellings on the east side of Redisham Road in Redisham village. This is called the Neighbourhood Area.
- ii. The prime purpose of a Neighbourhood Plan is to set out policies relating to the development and use of land in the Neighbourhood Area. The policies in this Plan have been developed from the responses to the questionnaire survey (conducted in 2018), public engagement, discussions with relevant groups and authorities, and other evidence gathering.
- iii. The SSWE Plan cannot conflict with National Planning Policy, or change or promote less development than proposed in the strategic policies of the Waveney Local Plan. This includes the proposal for the development of approximately ten houses on the site to the east of Woodfield Close in Shadingfield/Willingham.
- iv. The policies (Section 4) reflect the strongly-held community aspiration to retain the rural identity of the joint parishes. This includes conserving the landscape, tranquillity and character of the parishes and ensuring that any new development is of an appropriate size, scale and design for a small rural parish with very limited facilities or public transport. The policies address residents' opinions and concerns over the natural environment, the historic environment, housing, facilities and services, sustainable transport, and businesses and employment.
- v. A number of issues came to light from the survey and public engagement that do not relate to land-use or development (Section 5). These include concerns about traffic, littering and fly-tipping, and the lack of safe pedestrian and cycle access along the A145. These issues are not eligible to be addressed by policies within the SSWE Plan, but actions have been outlined which will be addressed by the Joint Parish Council and other stakeholders as opportunities arise.
- vi. Once adopted, the Neighbourhood Plan for Shadingfield, Sotterley, Willingham and Ellough (the SSWE Plan) will sit alongside the Local Plan to form part of the Development Plan for the Neighbourhood Area. It is therefore an important document and will play a central role in planning decisions within the parishes through to 2036.
- vii. The draft Plan was subject to formal consultation in early 2022, after which a revised version of the SSWE Plan was submitted to East Suffolk Council. The draft was then publicised and further comments invited. Along with associated documents, the Plan was then subject to examination by an independent examiner, who concluded that it would provide a strong practical framework against which decisions on development can be made. The examiner recommended that the Plan should proceed to Referendum, subject to a number of modifications.
- viii. The final stage requires East Suffolk Council to undertake a local referendum to find out whether residents wish to accept the final version of the SSWE Plan. Following a successful referendum, East Suffolk Council will formally 'make' the plan part of the Development Plan.

¹ The full name of the parish is 'Willingham Saint Mary' but it is referred to as 'Willingham' throughout the SSWE Plan

BRIEF SUMMARY OF THE SSWE POLICY TOPICS

The SSWE Plan includes eleven policies that have been developed to help guide planning decisions within the parishes through to 2036. These fall withing six broad areas:

Natural Environment

- Policy NEP1: Protecting wildlife habitats and landscape (Page 20).
- Policy NEP2: Renewable and low carbon energy (Page 22).

Historic Environment

- Policy HEP1: Protecting and enhancing heritage assets (Page 23).

Housing

- Policy HP1: Housing development within the settlement boundary (Page 25).
- Policy HP2: Development outside the settlement boundary (Page 26).
- Policy HP3: Housing density and design (Page 27).
- Policy HP4: Rural tourism accommodation (Page 28).

Facilities and Services

- Policy FSP1: Community facilities (Page 29).

Sustainable Transport

- Policy STP1: Highway Safety (Page 30).
- Policy STP2: Pedestrian and cycle access (Page 31).

Business and Employment

- Policy BEP1: Business development (Page 33).

A map summarising many of the important features relating to these policies is provided in Appendix 1, Map 9.

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SECTION 1. INTRODUCTION

What is this document?

1. The Neighbourhood Plan for the parishes of Shadingfield, Sotterley, Willingham and Ellough (the **SSWE Plan**) is first and foremost a planning document. However, this Plan has also been written to provide residents with an overview of current relevant national and local policies, and to explain the context within which the SSWE Plan will operate. While it inevitably contains technical terminology, this is explained in footnotes and a glossary (Appendix 2), and links are provided to further reference material on the internet (Appendix 3).
2. The Plan is divided into six main sections and seven Appendices.

Section 1 provides background on the purpose of the Neighbourhood Plan, how it relates to other higher-level planning documents and how it can help the local community; it also outlines the consultation process in the development of this plan.

Section 2 summarises the vision and objectives of the SSWE Plan which arose from the evidence collection.

Section 3 describes the parishes and provides information arising from the evidence collection about what people like and dislike about living in the parishes.

Section 4 contains five sub-sections addressing the policy areas for housing, environment, sustainable transport, facilities and amenities, and business and employment.

Section 5 lists the issues raised by residents during the consultation process that are not related to land-use or development and so cannot be addressed directly by policies within the SSWE Plan.

Section 6 summarises who will be responsible for implementing the SSWE Plan and how it will be monitored and kept up to date.

Appendices include maps, a glossary, information and evidence sources, and other material referred to in the text.

What is a Neighbourhood Plan?

3. The primary purpose of the SSWE Plan is to set the framework for the extent and type of development that residents wish to see in the parishes until 2036. Neighbourhood planning is a relatively new right available to communities, which was introduced under the Localism Act in 2011. It empowers communities to develop a shared vision for their neighbourhood and to shape the development and growth of their local area through the production of a Neighbourhood Plan² (sometimes referred to as a Neighbourhood Development Plan).
4. Once adopted, a Neighbourhood Plan becomes part of a hierarchy of planning documents which includes the **National Planning Policy Framework (NPPF)** and the Local Plan. At national level, the Government sets out national planning policies and guidance in the NPPF and in online resources known as Planning Practice Guidance³; the revised NPPF, updated in July 2021⁴, has been used in the development of the SSWE Plan.
5. At the local level, the Local Planning Authority develops a **Local Plan** for the district. This sets out the amount and type of development that is expected to be needed. The SSWE

² The Neighbourhood Planning (General) Regulations 2012 No. 637

³ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁴ National Planning Policy Framework (July 2021)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

parishes are covered by the Waveney Local Plan⁵ which was adopted on 20th March 2019 and will apply for the period until 2036.

6. The Neighbourhood Plan sits alongside the Local Plan and forms part of the **Development Plan** for the Neighbourhood Area. Decisions on planning applications will therefore be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations (Appendix 4). The Neighbourhood Plan thereby allows residents to identify locally important features and characteristics which are not contained within the higher-level Local Plan, but that they wish to be taken into consideration in the context of the material considerations when deciding planning applications. The SSWE Plan will be effective until 2036 in order to mirror the time period of the Waveney Local Plan.
7. A Neighbourhood Plan allows local people to have a greater say in the development of their parishes, but as a statutory document, it must meet the 'Basic Conditions' set out in the legislation⁶. First and foremost, it must have regard to national planning policy as described in the NPPF and must be in general conformity with the Local Plan. Most importantly, the Neighbourhood Plan cannot change or promote less development than proposed in the strategic policies of the Local Plan and it must not undermine those policies⁷. The Neighbourhood Plan must also be compatible with any remaining relevant EU obligations, including human rights requirements.
8. Neighbourhood planning can also inspire local people and businesses to consider ways to improve their neighbourhood other than through the development and use of land⁸. They may identify specific actions or policies to deliver these improvements and these can be included in the Neighbourhood Plan, as long as they are clearly identifiable. During the evidence collection, a number of 'non land-use' issues were raised which are of particular concern to residents. These are described in Section 5 of this report, and provisional actions are included to be addressed by the Joint Parish Council and other stakeholders.
9. Conformity of the SSWE Plan with the conditions outlined above is demonstrated in a separate **Basic Conditions Statement**, which accompanied the SSWE Plan when it was formally submitted to the Local Planning Authority.

Community engagement and data sources

10. The SSWE Plan has been prepared by a Project Team comprising members of the local community and representatives of the Joint Parish Council. The views and opinions expressed by the residents of the four parishes form the backbone of the Plan which has been informed through community engagement exercises, evidence collection and discussions with appropriate groups and authorities.
11. The development of the SSWE Plan has been guided by the NPPF and Waveney Local Plan, and it supports the strategic policies in those documents. The principal means of consultation with residents was through a survey conducted in early 2018. A self-completion questionnaire was designed by the Project Team and approved by Waveney District Council (now East Suffolk Council). When the questionnaires were delivered, efforts were made to speak to at least one member of each household to explain the purpose of the Neighbourhood Plan and the questionnaire. A separate questionnaire was delivered to businesses in the Neighbourhood Area. Residents were encouraged to respond to the questionnaires by means of notices in the parish magazine (The Sheaf) and large road-side notices located throughout the parishes.

⁵ Waveney Local Plan (East Suffolk Council). (Adopted 20 March 2019).

⁶ paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended)
<http://www.legislation.gov.uk/ukpga/2011/20/schedule/10>

⁷ NPPF Para 29

⁸ Neighbourhood Planning Guidance - <https://www.gov.uk/guidance/neighbourhood-planning--2>

12. Stalls advertising the Plan and the survey were manned by members of the Project Team at the Sotterley Village Fete in May 2018 and at the Sotterley Country Fair in June 2018. A public meeting was organised to allow residents to discuss the results of the survey and to update them on the progress with the development of the Plan. Owing to unexpected changes in the Project Team in 2019/20, and the restrictions imposed due to the subsequent COVID pandemic, further active consultation with businesses and residents in the parishes was delayed. Further progress was made during 2020 and 2021 to refine and update the plan, chiefly through consultation with East Suffolk Council Planning Department. In January 2022, the formal consultation on the pre-submission version of the draft plan was launched. Leaflets outlining the plan, indicating how the full plan could be accessed and advising on ways to make feedback were distributed to all residents and businesses in the parishes. Residents were once again encouraged to provide comments by means of articles in the parish magazine, publishing details on village notice boards and through large road-side notices located throughout the parishes. A public meeting was also held in early March 2022 to present and discuss the draft plan and seek feedback. The Parish Council was updated on progress with the Plan at their regular meetings, and presentations were made to the Annual Village Meetings each year. Discussions have also been held with various groups within the parishes (e.g. the Village Hall Committee and the Sotterley Chapel Preservation Trust) and with outside bodies including neighbouring Parish Councils, the District Council and Suffolk County Council.
13. Data sources used in the SSWE Plan are referenced by means of footnotes, and a list of online sources is provided in Appendix 3. Demographic data on the parishes have also been obtained from the 2011 UK Census results provided by the Office of National Statistics online Nomis service⁹. However, census data for Ellough are not available through this service because the parish has fewer than 100 residents or 40 dwellings. They have therefore had to be omitted from some of the statistics, or estimated, and where this occurs it is recorded in the text or footnotes.
14. Full details of the consultation process are contained in the **Consultation Statement** which was submitted to the Local Planning Authority along with the SSWE Plan.

⁹ <https://www.nomisweb.co.uk/>

SECTION 2. VISION AND OBJECTIVES

15. The SSWE Plan has been prepared to deliver the community's ambitions for the future of the parishes. These ambitions are spelt out in the vision and objectives which have been developed on the basis of information collected in the questionnaire survey and discussions with residents. The policies in Section 4 of this Plan aim to address these objectives and ensure the delivery of the community's ambitions when planning decisions are being considered.

The vision for the SSWE Plan is that:

In 2036, the parishes of Shadingfield, Sotterley, Willingham and Ellough will continue to be a thriving and vibrant rural community, retaining their current character, with the traditional buildings, tranquil countryside and natural environment being maintained and protected.

The principal objectives of the SSWE Plan are:

- Objective 1.** To make the parishes of Shadingfield, Sotterley, Willingham and Ellough a pleasant place to grow up, live and retire in, and to welcome new residents into a safe and friendly environment;
- Objective 2.** To protect and enhance the rural character and tranquillity of the parishes, including the traditional buildings, green spaces and natural environment for wildlife;
- Objective 3.** To ensure there is housing to suit a range of incomes and age groups and that all new housing is in character with its surroundings and supports low energy consumption;
- Objective 4.** To encourage and support the development of low impact employment opportunities and the provision of facilities to encourage more home working;
- Objective 5.** To protect and improve the existing network of Public Rights of Way and cycle routes and reduce the use of cars, thereby promoting a healthier lifestyle for residents;
- Objective 6.** To support and enhance local amenities, facilities and services, and protect them for both present parishioners and future generations;
- Objective 7.** To maintain the separate identity of the parishes from Beccles and Worlingham;
- Objective 8.** To promote unobtrusive low carbon energy consumption projects and renewable forms of energy.

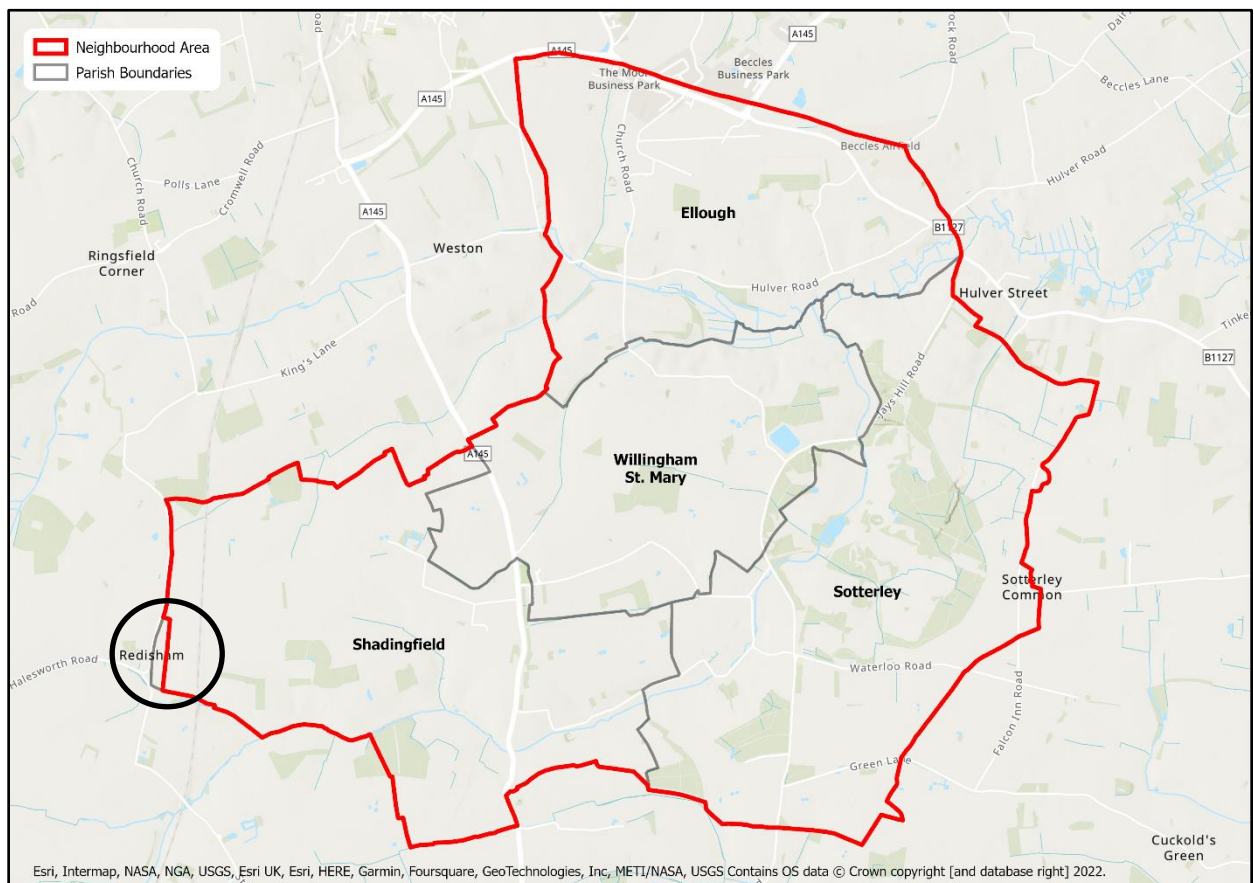
SECTION 3. ABOUT OUR PARISHES

16. This section presents a description of the parishes gleaned from a wide variety of evidence sources. It thereby provides the background against which the policies for future development are set.

The Neighbourhood Area

17. The area addressed by the SSWE Plan (the 'designated **Neighbourhood Area**') is the whole of the parishes of Shadingfield, Sotterley, Willingham and Ellough, with the exception of a small area on the western boundary of Shadingfield parish which is within the village of Redisham (Figure 1 and Appendix 1, Map 1). This area was omitted because it should more logically be included within a Neighbourhood Plan for Redisham parish should that be developed. (Areas may not be included in two plans.). As of the 1st April 2023, part of the Parish of Shadingfield (west of the existing railway line) will be transferred into the Parish of Redisham as a result of the Community Governance Review. The Neighbourhood Plan Area will remain unchanged.

Figure 1. The designated Neighbourhood Area for the SSWE Plan; the black circle highlights the small area of Redisham village that lies within Shadingfield parish but is omitted from the Neighbourhood Area.



Landscape of the parishes

18. Shadingfield, Sotterley, Willingham and Ellough are a group of predominantly rural parishes, centred about four miles south of the market town of Beccles in the north-east of Suffolk. They principally embrace undulating open countryside, mainly set to arable farming with some pasture and scattered areas of woodland. A small area dedicated to light industrial development is located on the boundary of the joint parishes with Worlingham to the north.

The parishes are about 3.5 miles (5.5 km) from north to south and 4 miles (6 km) from east to west and have a combined area of 2,078 ha (5,136 acres)¹⁰.

19. Much of the landscape of the parishes is categorised in the Waveney Landscape Character Assessment (2008)¹¹ (WLCA) as Farmed Plateau Clayland and described as '*an elevated, gently undulating plateau landform ... Predominant landcover is that of arable cultivation, set within a rectilinear field pattern of variable scale...Field boundaries are defined by mixed native hedgerows with mature hedgerow oak trees*'. The plateau areas are bisected by Hundred Tributary Valley Farmland which is described as '*an area of undulating farmland cut by tributaries draining into the minor Hundred River*'.
20. The WLCA also notes that '*the landscape is tranquil and often remote in character, although a network of rights of way facilitates access for recreation*', whilst another key characteristic is the '*narrow/sunken rural lanes often lined with mature hedgerows and hedgerow oaks [which] contribute heavily to the wooded quality of the character area and add to a sense of enclosure and intimacy*'. It is many of these features that residents value most highly about living in the parishes.

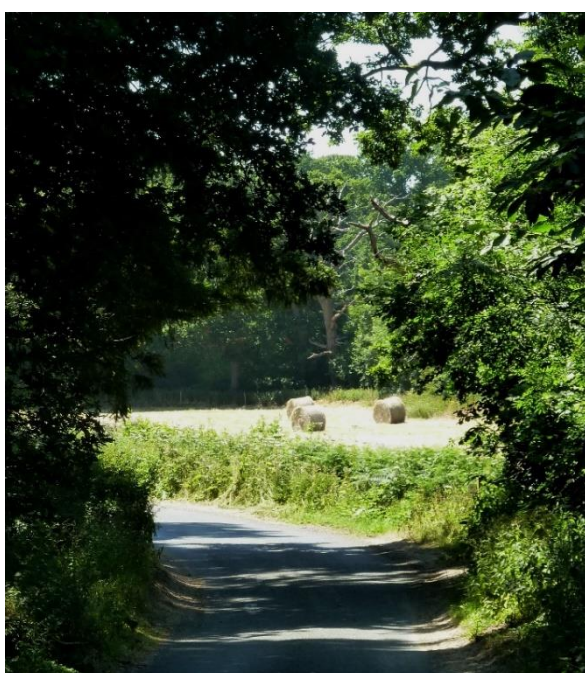


Photo 1: Rural lane in Sotterley.



Photo 2: Countryside in Shadingfield

21. More than one third of the parish of Sotterley is taken up by an area of particularly attractive parkland surrounding Sotterley Hall. Sotterley Park has been included in the local list of important historical parks and gardens¹². The park forms a rough circle 123 ha in area, with the hall and the 12thC parish church of St Margaret located close to the centre. The wooded parkland and ancient woodlands have been designated as a Site of Special Scientific Interest (SSSI) for the veteran oaks, which support the richest epiphytic lichen flora in East Anglia¹³, and the remains of the ancient semi-natural hornbeam-ash woodland to the

¹⁰ <https://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/town-and-village-profiles/>

¹¹ <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Landscape-Character-Assessment/Landscape-Character-Assessment-Part-1.pdf>

¹² <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/public-consultation-local-list-of-historic-parks-and-gardens/>

¹³ Natural England - <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1000961.pdf>

parkland boundary (Appendix 1, Map 2); it is also a Nature Conservation Review site¹⁴. The remainder of the Sotterley Estate includes 950 ha (2347 acres) of arable land and 172 ha (450 acres) of broad-leafed and coniferous woodland.

22. There are numerous patches of woodland within the parishes which create vertical elements and visual variety, breaking up the arable landscape and providing important habitat for fauna and flora. Many of these are listed in the inventory of Priority Habitats under the Natural Environment and Rural Communities Act (2006) Section 41. Several are ancient woods which have existed continuously since at least 1600¹⁵. This includes Willingham Wood, Likely Wood, Ashley Wood, Southwell Lane Wood and New Plantation, which have also been classified as County Wildlife Sites¹⁶, and Titsal Wood which has been designated an SSSI due to its ecological value as an area of hornbeam woodland¹⁷ (Appendix 1, Map 2).
23. There is also a network of Public Rights of Way in the parishes, providing some routes for commuting, access to services and facilities, and enabling access to the countryside for leisure purposes. However, there are a number of gaps in this network. A map of the Public Rights of Way in the four parishes are provided in Appendix 1, Map 8.
24. There is some risk to farmland from flooding along the valley of the Hundred River and its tributaries and some minor risk of flooding from surface water in small localised areas. East Suffolk Council conducted strategic flood risk assessments in support of the Local Plan and these represent the starting point in assessing whether a proposal is likely to be at risk from flooding. These assessments considered the risks of flooding from rivers, the sea and surface waters. However, applicants will be required to take account of impacts from all sources of flood risk, including climate change, when submitting planning proposals. The ESC Strategic Flood Risk Assessment maps can be accessed here:
 - <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Strategic-Flood-Risk-Assessment-Level-1/02-Figure-05-Risk-of-Flooding-from-Rivers-and-Sea-Part-1.pdf>
 - <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Strategic-Flood-Risk-Assessment-Level-1/02-Figure-06-Risk-of-Flooding-from-Surface-Water-Part-1.pdf>
 - <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Strategic-Flood-Risk-Assessment-Level-1/02-Figure-09-Risk-of-Flooding-from-Rivers-and-Sea-with-an-allowance-for-climate-change-Part-1.pdf>

Heritage assets

25. A number of churches, chapels, halls, farmhouses and cottages make a significant contribution to the rural landscape and historical character of the parishes. Thirty of these buildings are listed¹⁸ (Appendix 5 and Appendix 1 Map 3), which means that there is about one listed building for every 16 residents, compared with about one for every 150 residents across the whole of the UK¹⁹.
26. There are four Grade I listed buildings: Sotterley Hall and the three remaining churches, All Saints church Ellough, St. Margaret's church Sotterley and St John the Baptist church

¹⁴ Ratcliffe, D. (1977)

¹⁵ Ancient woodland includes ancient semi natural woodland and plantations on ancient woodland.

¹⁶ Suffolk Biodiversity Information Service - <https://www.suffolkbis.org.uk/suffolk-sites/cws>

¹⁷ Natural England - <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001775.pdf>

¹⁸ <https://historicengland.org.uk/>

¹⁹ Grade I buildings are regarded by Historic England as being of 'exceptional interest'; Grade II* buildings are 'particularly important buildings of more than special interest'; and Grade II buildings are of 'special interest'. Historic England. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/#Categories>

Shadingfield. St Mary's church Willingham fell into disrepair in the 16thC, and no remains are now visible.

27. St John the Baptist church stands above the London Road (the A145 from Beccles to Blythburgh). It dates from around 1200 and has a 15thC tower and fine Tudor red-brick porch. All Saints church is a largely redundant Anglican church dating from the 14thC which is now under the care of the Churches Conservation Trust. It stands in a relatively isolated position on the top of a low hill on the southern edge of Ellough parish and is a landmark on the local skyline. The pretty Norman church of St Margaret's has been called one of Suffolk's best kept secrets²⁰. It lies within Sotterley Park close to the Georgian manor house of Sotterley Hall, which was built by Miles Barne in 1744 and has been occupied by the family ever since. St Margaret's church can be accessed by car to attend religious services and some other events but is otherwise only accessible via a private footpath from the southwest corner of the Park. It contains the largest collection of memorial figure brasses in any Suffolk church and the ornate tomb of Sir Thomas Playters (d. 1638), which is considered to be one of Suffolk's finest 17thC monuments¹⁹.
28. There are two Grade II* listed and 24 Grade II listed buildings, including: Shadingfield Hall, a white brick Georgian manor house built between 1806 and 1808; Shadingfield House, a red brick house built in the early 19thC; Willingham Hall, a late 16th or early 17thC farm house; Sotterley Mortuary Chapel; and thirteen farmhouses and barns. The Sotterley Mortuary Chapel and cemetery were built in 1883 to replace the burial facilities at St Margaret's church and are now owned by the Joint Parish Council. In the early 2000s, the chapel was in poor condition and was threatened with demolition. Fortunately, an enthusiastic band of locals got together to repair and restore the building, which is now maintained by the Sotterley Chapel Preservation Trust. The 16thC Moat Farmhouse in Shadingfield, which is Grade II* listed, is also on the East Suffolk Council Buildings at Risk Register²¹.



Photo 3: Shadingfield Hall (Grade II listed)



Photo 4: Hill Farmhouse (Grade II*).

29. There are also two Scheduled Monuments in Willingham parish, a moated site and associated earthworks at Westend Farm and the moated site at Moat Farm.
30. A large number of other unlisted buildings, structures and sites, such as old cottages and barns, contribute significantly to the character of the parishes. The parishes also contain a number of archaeological remains and sites, which are recorded in the County Historic Environment Record. Further details can be found via the Suffolk Heritage Explorer²².

²⁰ Britain Express. <https://www.britainexpress.com/counties/suffolk/churches/sotterley.htm>

²¹ East Suffolk Council. <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/buildings-at-risk/buildings-at-risk-register/>

²² <https://heritage.suffolk.gov.uk/>

Population and housing

31. The population of the parishes was over 700 in the first half of the 19thC, but there was a gradual decline in numbers from 744 in 1881 to 610 in 1951 and then a more rapid decline to 395 in 1971. Since then, the population has increased again, reaching about 485 at the time of the 2011 census. (This includes an estimate of the numbers for Ellough.)
32. In 2011, the population density across the whole area was around 0.25 people per hectare. The mean age of the population was about 43 years, with about 15% being aged under 18 and 25% being over 65.
33. A substantial proportion of the dwellings in the parishes are scattered farmhouses and cottages, many dating from the 19thC or earlier and demonstrating the traditional vernacular character of red brick and pantiles, with occasional thatched buildings. The total number of dwellings doubled in the first half of the 19thC, but then remained stable at around 150 until about 1960. Since then, the numbers have increased to around 200, principally as a result of the building of two small housing estates: Chartres Piece comprising 25 houses built in the 1960s and Woodfield Close comprising 11 properties built in the 1990s. These estates form part of the only significant grouping of houses in the Neighbourhood Area, the village of Shadingfield and Willingham, which lies on London Road on the boundary between the two parishes and is classified as a 'smaller village' in the Waveney Local Plan (Policy WLP7.1 - Rural Settlement Hierarchy and Housing Growth).



Photo 5: Chartres Piece, Willingham.



Photo 6: Woodfield Close, Shadingfield.

34. Based on the 2011 UK Census data for Shadingfield, Sotterley and Willingham²³, it is estimated that about 50% of the dwellings are detached houses or bungalows, 40% are semi-detached and 9% are in terraces. Twenty percent of occupied homes have 1-2 bedrooms, 44% have 3 bedrooms, 23% have 4 bedrooms and 16% have 5. Fifty-five percent of homes are owned (outright or with a mortgage or loan) while 44% are rented (32% privately).

Amenities

35. In common with many rural areas, there are few facilities and amenities in the parishes, and residents must travel to nearby villages and towns to find post offices, schools, doctors' surgeries and supermarkets. There is one small farm shop operating on the southern border of Shadingfield parish, the farmer's market at Ellough is held twice a month and a few households sell eggs or vegetables from roadside stalls. The rural coffee caravan attends Sotterley Chapel every month, dispensing free coffee, cake and community advice.

²³ Data for Ellough are not separately available because the parish has fewer than 100 residents or 40 dwellings.



Photo 7: North Green Farm Shop, just outside the parish of Shadingfield.



Photo 8: Shadingfield Village Hall.

36. There were formerly schools in Sotterley and Shadingfield, built in the late 19thC, but these have both been closed, and so the nearest primary schools are in the neighbouring parishes of Brampton and Ringsfield, and the nearest secondary school is in Beccles.
37. There is one community hall, Shadingfield Village Hall (known locally as 'the Abbey'), which is located in the village of Shadingfield and Willingham. It was built in 1898 as a mission hall. In 1912 the deeds were passed to the diocese to be held in trust for the benefit of the parish of Shadingfield. As it approached its centenary, it fell into disrepair, and in 2001 the Shadingfield Village Hall Management Committee was formed to raise funds for its restoration and modernisation. This group obtained a 25-year lease on the property from the diocese in 2003 and charitable status in 2005 (Charity No. 1112222). They have since raised over £130,000 for improvements to the hall and its facilities.
38. On the opposite side of the London Road (the A145) from the Village Hall there is a playing field with some simple play equipment and a football pitch (Appendix 1, Map 5). This is owned by Sotterley Estate and is licensed to the Joint Parish Council, which cares for the site. The playing field was rated as being of poor quality as a football pitch in the Waveney District Council - Playing Pitch and Outdoor Sports Facilities Assessment (2014)²⁴.
39. There is one remaining pub, the Shadingfield Fox; several pubs in neighbouring parishes have closed in recent decades.



Photo 9: Fox Pub, Shadingfield & Willingham.



Photo 10: Community picnic on Shadingfield and Willingham playing field

²⁴ <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Playing-Pitch-and-Outdoor-Sports-Facilities-Assessment.pdf>

40. There are no allotments in the parishes, although there is interest from some residents to have them.
41. The table below shows the location of additional amenities which are not available within the parishes, and their distances from the approximate centre of the parishes.

Amenities	Distance from approximate centre of parishes²⁵
Fire station	• Beccles (5.5 miles)
Doctor's surgeries	• Longshore Surgery, Wrentham (4.5 miles) • Beccles Surgery (4.5 miles)
Hospital A&E Dept.	• James Paget Univ. Hosp., Gorleston (16 miles)
Library	• Beccles (5 miles) • Mobile library at Redisham every 3 weeks (6 miles)
Police station (manned)	• Bungay (11 miles)
Post Office	• Beccles (centre & Rigbourne Hill) & Worlingham (all 5 miles)
Primary schools	• Ringsfield (Church of England) (5 miles) • Brampton (Church of England) (3 miles)
Secondary schools	• Sir John Leman High School, Beccles (5 miles) • Beccles Free School (5 miles) • Bungay High School (11 miles)
Swimming Pool (public) & Gyms	• Beccles Sports Centre (5 miles) • Beccles Lido (5 miles) • Bungay Pool & Gym (10 miles)
Supermarket	• Several in Beccles (5.5 miles)
Railway station	• Brampton (5.5 miles) • Beccles (5 miles) (Branch line between Ipswich & Lowestoft)

Infrastructure and services

42. In common with many rural areas, domestic services are also limited in the SSWE parishes. Fewer than 5% of households have access to mains gas, with more than half using oil for central heating and roughly equal proportions of the remainder using electricity, bottled gas or solid fuel²⁶. Around 40% of households are on mains sewage, the remainder having septic tanks²⁷.
43. While broadband speeds have been improved significantly within the four parishes in recent years, they remain variable²⁸. There are still some areas where speeds are below 10 Mbps, although some properties are able to get superfast broadband (>30Mbps) and parts of Ellough have access to ultrafast reception (>300 Mbps)²⁹.
44. Mobile phone coverage within the parishes varies significantly between providers, and reception and speeds are limited (e.g. only 'good' outdoors) in some parts of the parishes.

²⁵ Centre of parishes estimated to be on The Run, Sotterley.

²⁶ 2011 Census data – excluding Ellough

²⁷ Questionnaire results

²⁸ Ofcom data – <https://checker.ofcom.org.uk/broadband-coverage>

²⁹ <https://labs.thinkbroadband.com/local/broadband-map#12/52.3513/1.5956/uso/>

45. Although there is no post office in the parishes, there are six post boxes, each of which has a single daily collection on weekdays and Saturdays.
46. The monthly parish magazine, The Sheaf, which also serves a number of other parishes, is taken by about 85% of households in the parishes and provides useful information on events and services in the local area. There are also five parish notice boards on which details of parish events are posted.

Roads and transport

47. The parishes are mainly served by small country lanes, many of which are single track. These are frequently used by large agricultural vehicles, moving machinery or transporting harvested crops to and from nearby farms and the anaerobic digestion plant at Ellough.
48. A one-mile stretch of the A145, London Road, between Beccles and Blythburgh lies within the parishes of Willingham and Shadingfield. In 2016, traffic levels were recorded at around 2000 vehicles per day in each direction during the week and around 1500 per day in each direction at weekends³⁰, but numbers, particularly of large lorries, are thought to be increasing following the opening of the Beccles Southern Relief Road. The majority of the stretch has a 30 mph speed restriction, but in 2016 average speeds were around 35 mph during the day and 40 mph at night. Around 85% of vehicles exceeded the speed limit, with some passing through the village at over 60 mph. Traffic is also relatively heavy on the B1127 adjacent to the Ellough Industrial Estate.



Photo 11: Beet lorry in rural lane, Willingham



Photo 12: Traffic on London Rd (A145)

49. Residents are largely reliant on private transport to access the facilities and services of nearby towns. The distance to places of employment, schools and shops means that car ownership in the parishes is significantly higher than in local urban areas. In 2011, only 5% of households had no car and over 50% had two or more cars. At that time, 75% of the population was economically active, and while about 30% of them worked mainly from home or within 5 km (3 miles), nearly 40% travelled more than 10 km (6 miles) to work, some travelling more than 60 km (37.5 miles)³¹.
50. Recent cut-backs have resulted in there being only limited public bus services passing through the parishes. Although there is a regular Borderbus service four times per day from Monday to Saturday between Southwold and Beccles (return three times per day), it passes along the A145 and so only serves about one third of the houses in the parishes. Bungay and Beccles Community Transport (BACT) organises Door-to-Door and Dial-a-Ride services for registered members using community cars or buses, although bus passes

³⁰ Data from Vehicle Activated Speed Signs operated by the Joint Parish Council

³¹ 2011 Census data, excluding Ellough.

cannot be used on these services. There are currently no bus services to the Ellough Industrial Estate.

51. The only areas in the parishes that have street lights are around the Ellough Industrial Estate and in Chartres Piece, and most of the remainder of the Neighbourhood Area has some of the darkest skies in the county³².
52. Many cyclists use the narrow lanes through the parishes, some of which are formally designated as part of the Sustrans National Cycle Network, and this occasionally causes conflict with vehicle drivers, due to unsympathetic behaviour on either side. Horse-riders also make use of the lanes, as well as bridleways and a network of permissive tracks on Sotterley Estate land.
53. There are a number of signposted Public Rights of Way in the parishes, providing recreational access to the countryside for residents and visitors, however these do not always form a coherent network and so it is frequently necessary to walk on the roads to make a circuit or gain access to community facilities. There is no direct traffic-free pedestrian access along the A145, London Road, through Shadingfield and Willingham between the pub, the church and the farm shop.

Business and employment

54. Although the majority of the parishes comprise agricultural land, only a small proportion of residents are employed in farming. A number of businesses are operated from private dwellings including several related to the building trade, and about 20% of people work mainly at or from home²². However, the main employment area within the parishes is around the Ellough Industrial Estate (Appendix 1 Map 6), which has been designated as one of the four Enterprise Zones established in East Suffolk³³. Much of this estate lies in the parish of Worlingham, but part is in Ellough. During the second World War, an airfield was built on this site. This was closed in 1945, but the eastern part reopened as a heliport in 1965 and currently operates as a base for private aircraft. In the 1970s, the northern part of the airfield was developed into an industrial estate which is now the location for around fifty local businesses.
55. The Ellough airfield also provides a centre for a number of businesses providing recreational activities, including sky-diving, flight training, model aircraft flying and a Kart track. A farmers' market operates twice per month in one of the WW2 hangers.



Photo 13: Ellough Industrial Estate



Photo 14: RPCMH Plastics, Ellough Industrial Area

³² Campaign for the Protection of Rural England Night Bright Map (2016) - <https://www.nightblight.cpre.org.uk/maps/>

³³ <https://www.eastsuffolk.gov.uk/business/business-incentives/enterprise-zones/>

SECTION 4. POLICIES

56. The prime purpose of the SSWE Plan is to set out policies for the development and use of land in the Neighbourhood Area which add to or complement the policies within the Waveney Local Plan. The SSWE policies were developed after obtaining the views of residents from the questionnaire survey (conducted in 2018), public engagement and other evidence gathering.

57. The following sections set out the SSWE Plan policies, grouped under six topic areas:

- Natural Environment
- Historic Environment
- Housing
- Facilities and amenities
- Sustainable transport
- Businesses and employment

58. The table below indicates how these policy areas address the objectives of the SSWE Plan:

SSWE Plan Objective (abbreviated)	Policy topic area					
	Natural Environment	Historic Environment	Housing	Facilities & Amenities	Sustainable Transport	Business & employment
1. To make the SSWE parishes a pleasant place to grow up, live and retire ...;	Y	Y	Y	Y		
2. To protect and enhance the rural character and tranquillity of the parishes ;	Y	Y				Y
3. To ensure there is housing to suit a range of incomes and age groups ...;			Y			
4. To encourage and support the development of low impact employment opportunities ...;				Y		Y
5. To protect and improve the existing network of Public Rights of Way and cycle routes ...;					Y	
6. To support and enhance local amenities, facilities and services ...;				Y		
7. To maintain the separate identity of the parishes from Beccles and Worlingham;	Y		Y			Y
8. To promote unobtrusive low carbon energy consumption projects and renewable forms of energy.	Y		Y	Y		

Natural Environment Policies

Protecting habitats and wildlife:

59. The survey results showed that residents are passionate about the countryside in which they live, and the features of the parishes that they value most highly are the landscape, wildlife and the peace and tranquillity associated with them. Nearly 19 out of every 20 residents consider the preservation and enhancement of the natural environment to be of high importance, and residents have further highlighted the importance of ready access to the countryside during the recent pandemic. The retention of the tranquil nature of the countryside and natural environment is therefore paramount, particularly if the villages' separate identity from Beccles and Worlingham is to be maintained.

60. It is of great importance that the SSWE Plan works towards conserving and enhancing the natural environment and landscape of the parishes, and making them an attractive, environmentally friendly and sustainable place to live in and visit. The SSWE Plan therefore strongly supports the NPPF which states (para 174) that '*Planning policies and decisions should contribute to and enhance the natural and local environment*' in various ways, including by '*protecting and enhancing valued landscapes*', '*recognising the intrinsic character and beauty of the countryside*' and '*minimising impacts on and providing net gains for biodiversity*'.
61. A number of areas of woodland have been designated as Priority Habitats under the Natural Environment and Rural Communities Act 2006 and County Wildlife Sites under the Natural England criteria and guidelines³⁴. While these designations do not provide full protection to the sites, they support the conservation of fauna and flora, and there is a presumption against granting permission for development that would have an adverse impact. It is recognised that further integration of existing ecological assets within the parishes, for example by linking small areas of woodland with hedgerow planting and natural regeneration, would improve biodiversity.
62. The Waveney Local Plan (Policy WLP8.35 – Landscape Character) recognises the importance of protecting and enhancing the tranquillity and dark skies of the former Waveney District area. This is supported by residents, the majority of whom do not consider street lighting to be important in the parishes. The Joint Parish Council will therefore work with residents to promote the benefits of keeping external lighting to a minimum intensity level unless safety is compromised, to conserve the dark skies and maintain the aesthetic character of the parishes which is so valued by the community.

SSWE Policy NEP1: Protecting wildlife habitats and landscape

Future development should reflect the existing landscape character and retain the tranquil rural nature of the parishes. As such:

- a. New development proposals should maintain and, where possible, enhance biodiversity and the natural environment, avoid fragmentation of wildlife habitats, corridors and networks, and encourage biodiversity net gain. The extent of any net gain in biodiversity should be in accordance with national policy. Proposals which have the potential to negatively affect the natural environment must demonstrate that any negative impacts on flora, fauna or wildlife habitats will be adequately mitigated.
- b. New developments should retain trees and hedgerows wherever possible. All new landscape planting should employ species that are best able to support wildlife and adapt to climate change; these should ideally be native species. New landscape planting should also aim to integrate the development into the surrounding landscape and enhance links between existing ecological assets, such as areas of woodland. Any losses of trees or hedgerows should be compensated.
- c. Development will not be supported in Priority Habitats or County Wildlife Sites where it would have a material adverse impact on the conservation of fauna and flora or the qualities of the landscape that make it special. Where development is considered acceptable, landscape improvements and biodiversity enhancements should be included as an integral part of the development proposal.
- d. New development and land use should encourage and support the creation of habitat corridors to improve biodiversity.

³⁴ Suffolk Biodiversity Information Service <https://www.suffolkbis.org.uk/suffolk-sites/cws>

- e. Proposals should respect the dark skies that are characteristic of the parishes and should include a proportionate statement explaining how any external lighting (including its luminosity) has regard to preserving the dark night skies in the neighbouring area. Proposals should demonstrate how light pollution is being minimised.

Open and green spaces

63. The Waveney Local Plan (Policy WLP8.23) states '*There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities*'. Access to green outdoor spaces has proven links with the physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for elderly, working age adults, and for children³⁵. Areas within the Neighbourhood Area that have been identified as Open Spaces include the playing field in Shadingfield and Willingham village (Appendix 1, Map 5) and the cemeteries of All Saints church Ellough, St. Margaret's church Sotterley, St John the Baptist church Shadingfield and Sotterley Mortuary Chapel. Additional protection may be afforded to green areas of particular importance to the community by designating them as Local Green Spaces where development will only be permitted in very special circumstances. Consideration was given to designating the playing field in the village of Shadingfield and Willingham as a Local Green Space. However, it was decided that it would be preferable to designate this as a "Community Facility" in Policy FSP1, given that designation as a Local Green Space may restrict future potential development and enhancement opportunities. Identifying the playing field as a Community Facility will ensure that this is protected as an asset to the community, but still enable the aspirations for improvements to the playing field, set out in paragraph 115, to be pursued. The Parish Council are also proposing to apply for the playing field to be designated as an Asset of Community Value³⁶ (further details regarding this designation are also provided in paragraph 115).
64. Most residents of the parishes have potentially easy access to Public Rights of Way and the countryside, and there is not therefore considered to be a need to designate additional Open Spaces.

Renewable energy:

65. While there is strong support among residents for increased use of renewable energy, there are also concerns about the potential adverse impacts. The NPPF (para. 155) states that the use and supply of renewable and low carbon energy and heat should be increased '*while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)*'. The Waveney Local Plan (policy WLP8.27 - Renewable and Low Carbon Energy) reinforces this national strategy, but also notes (para 8.156) that renewable energy developments can have '*significant negative effects on the environment, including design, heritage, biodiversity and landscape*'.
66. East Suffolk is already home to a number of renewable energy and low carbon developments, including wind turbines in Lowestoft, Kessingland and Holton, and solar farms and an anaerobic digester around Ellough, and the Local Plan does not identify any further suitable sites within the District.

³⁵ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

³⁶ [What are Assets of Community Value \(ACV\)? - MyCommunity](#)



Photo 15: Upper Holton wind farm, from Shadingfield



Photo 16: Solar farm, Ellough.

67. Residents generally favour the increased generation and use of green energy and consider that this should be encouraged in any residential or commercial developments; 92% of residents were in favour of domestic solar power and 61% in favour of commercial solar farms. However only 35% of residents were in favour of commercial wind farms within the parishes, citing the lack of suitable areas at an acceptable distance from dwellings as a constraint. The majority were concerned about the potential impact that large structures would have on the open areas of countryside currently enjoyed by residents of the parishes. No sites were identified where commercial turbines could be installed that would be sufficiently distant from at least some existing dwellings to avoid the risk of significant visual or noise impact. Concern has also been expressed about anaerobic digestors because of the smell.

SSWE Policy NEP2: Renewable and low carbon energy

- a. The development of renewable energy projects will be supported in the parishes, provided that such projects meet the conditions in the Waveney Local Plan (Policy WLP8.27 Renewable and Low Carbon Energy) and:
 - i. are appropriately located so they will not cause significant visual, aural, olfactory or other amenity disturbance to local residents; and
 - ii. do not adversely affect the rural character of the villages.

Historic Environment Policies

68. In addition to the designated heritage assets (listed buildings), a number of other buildings and structures contribute significantly to the rural character of the parishes which is so much valued by the residents. The National Planning Practice Guidance³⁷ encourages Councils to identify Non-Designated Heritage Assets (NDHA) in their Local Plans. It defines NDHAs as *'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'*. The Waveney Local Plan, Policy WLP8.38, states that *'Proposals for the re-use of Non-Designated Heritage Assets will be supported if compatible with the fabric and setting of the building'*, and *'New uses which result in substantial harm to a building or its setting will not be permitted unless all other options for the building have been exhausted.'* It also restricts conditions under which demolition or part-demolition will be permitted. Appendix 6 of the Waveney Local Plan also

³⁷ Ministry of Housing, Communities & Local Government - <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated>

sets out the criteria that should be used to establish if any potential non-designated heritage asset that is a building or structure meets the definition in the NPPF.

69. East Suffolk Council has not identified any NDHAs in the SSWE parishes but has advised that it is a good use for Neighbourhood Plans to identify NDHAs in their area. A number of buildings and other features within the parishes have been identified as NDHAs in the SSWE Plan (Appendix 6). This list will be reviewed on a regular basis, including the possibility of adding some private dwellings. As noted previously, a substantial proportion of the dwellings in the parishes are scattered farmhouses and cottages, many dating from the 19thC or earlier and demonstrating the traditional vernacular character of red brick and pantiles, with occasional thatched buildings.

SSWE Policy HEP1: Protecting and enhancing heritage assets

- a. The buildings and structures listed in Appendix 6 and shown on Appendix 1 Map 4 are identified as non-designated heritage assets based on the criteria in the Waveney Local Plan Appendix 6.
- b. All development proposals should be sensitive to the character, fabric and setting of identified heritage assets, both designated (Appendix 5) and non-designated (Appendix 6), and seek to protect and where appropriate, enhance them and their setting. Development schemes which demonstrate how they have positively addressed these heritage assets, taking account of the historic context and landscape setting, will be supported.

Housing Policies

70. It is notable that SSWE residents consider housing development to be their lowest priority objective for the SSWE Plan and have indicated that the retention of the tranquil nature of the countryside and natural environment are paramount. Some listed the lack of groups of new houses as one of the features they most like about the parishes. There was also a widely held view that it is inappropriate to allow significant new developments while services, amenities and access within the parishes are so limited.
71. The final Waveney Local Plan, adopted in March 2019, estimated the housing need across the District based on the Strategic Housing Market Assessment (2016)³⁸. Overall, it identified a need for 9,235 new homes over the plan period 2014 – 2036, of which 3,033 had already been built or had planning permission. Nearly 10% of this housing growth – 865 new homes – is allocated in rural villages, including 196 homes across ten ‘smaller villages’ in the district. Shadingfield and Willingham is classified as one of these smaller villages.
72. The Waveney Local Plan defines those areas where development will be permitted and those where it will be restricted. First it specifies settlement boundaries which ‘*define the built-up area of settlements, and subject to the other policies of [the] Local Plan, indicate where development for housing, employment and town centre development would be suitable*’. There is a single settlement boundary within the SSWE Neighbourhood Area which covers the main grouping of houses in the village of Shadingfield and Willingham (Appendix 1, Map 5).
73. The Waveney Local Plan also defines additional sites outside of settlement boundaries where development will be permitted, and a single 0.57 ha site to the east of Woodfield close has been allocated in the SSWE area for the development of approximately ten dwellings (Appendix 1, Map 5) (Policy WLP 7.16 - Land East of Woodfield Close, Willingham).

³⁸ <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Waveney-Strategic-Housing-Market-Assessment-and-Objectively-Assessed-Housing-Need-Study-Preliminary-Report-2016.pdf>

74. Land which is outside of the settlement boundary, or the additional site allocated for development, is considered as the countryside. New development in the countryside is only permitted in certain 'exceptional circumstances.' These circumstances are listed in both the NPPF and the Waveney Local Plan, and replicated below, and cannot be opposed by the SSWE Plan.
75. The NPPF (para. 80) states that 'Planning policies and decisions should avoid the development of isolated homes in countryside unless one or more of the following circumstances apply:
 - there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The NPPF Glossary also defines rural exception sites as: *'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.'*

76. The Waveney Local Plan (Policy WLP1.3 – Settlement Boundaries) states that *'new residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan indicate otherwise.'* The most relevant of these 'exceptional circumstances' are:
 - Affordable housing adjacent to built-up areas - Policy WLP8.6;
 - Small scale development - Policy WLP8.7;
 - Dwellings for rural workers - Policy WLP8.8;
 - Replacement dwellings and extensions – Policy WLP8.9;
 - Residential annexes – Policy WLP8.10;
 - Barn conversions - Policy WLP8.11;
 - New Employment Development - Policy WLP8.13;
 - Conversion and Replacement of Rural Buildings for Employment Use - Policy WLP8.14
 - New Self-Catering Tourist Accommodation - Policy WLP8.15.
77. Limiting development beyond the settlement boundary is intended to remove what is termed the 'hope value' for land in these areas, provide certainty for developers and the public about which land may be developed, and concentrate development in a pre-defined area.
78. The SSWE Neighbourhood Area is within the 13km recreational disturbance Zone of Influence around the European designated sites of Minsmere/Walberswick, identified in the

Waveney Local Plan³⁹. Mitigation for potential adverse effects arising from new residential growth on these designated sites is therefore required as part of any new development. A mitigation strategy is being delivered by East Suffolk Council which includes the collection of financial contributions from new developments towards any required mitigation measures.

Development within the settlement boundary

79. Residents want development within the present settlement boundary to be sympathetic to the layout and character of current buildings. There are strong views that development should not be allowed on greenfield sites, and damage to wildlife habitats should be minimised. Development within the settlement boundary will generally be in the form of **infill**⁴⁰ or **backland**⁴¹ development.

SSWE Policy HP1: Housing development within the settlement boundary

- a. Development proposals within the settlement boundary of Shadingfield and Willingham village will be supported subject to proposals being well designed and meeting all relevant requirements of the Waveney Local Plan and the SSWE Plan.
- b. Infill development of small gaps of land between existing dwellings will be supported where:
 - i. it will be set back from the road in line with neighbouring or nearby properties and is consistent with the character of the locality;
 - ii. the design and layout of the development is of a high quality and in keeping with the local street scene;
 - iii. landscape features, particularly mature trees and natural features, will be retained where possible;
 - iv. it will not significantly reduce the privacy of adjoining properties;
 - v. it will not have significant adverse effects on the living conditions of residents in the existing dwellings either side of the plot, including visual or noise intrusion or loss of light;
 - vi. It is not considered to require unsafe access.
- c. Backland development will be supported where:
 - i. it will not cause significant loss of amenity, including: privacy, loss of daylight, visual intrusion by a building or structure, or harm the living conditions of existing or future neighbours;
 - ii. access to the site does not require demolition of another building, where this building contributes positively to the character of the existing street frontage, excluding outbuildings;
 - iii. there is sufficient space for off-road parking and turning vehicles within the curtilage;
 - iv. provision is made for the off-road placement of waste collection/ recycling bins; and
 - v. existing mature trees, vegetation and landscape screening are retained as far as possible.

³⁹ Habitats Regulations Assessment (HRA) of the Waveney Local Plan

<https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Habitats-Regulations-Assessment.pdf>

⁴⁰ **Infill** is the development of a relatively small gap between existing buildings; such sites will normally have direct access to the highway.

⁴¹ **Backland** development is the development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas; such sites often have no street frontages.

Development outside the settlement boundary

80. With the exception of the allocated site to the east of Woodfield Close, new housing development in the Countryside within the SSWE parishes is likely to be single infill and backland dwellings, or small-scale developments which will be required to conform to Waveney Local Plan policy WLP8.7.
81. The Waveney Local Plan requires that the impact of such developments on the landscape should be assessed using policy WLP8.35 - Landscape Character, especially where rural sites are involved. Residents have clearly indicated that the retention of the tranquil nature of the countryside and natural environment are paramount, and they do not wish to see further housing developments in the countryside other than in exceptional circumstances. For example, if there is an essential need for a rural worker to live permanently at or near their place of work in the countryside, any development would need to conform to Waveney Local Plan policy WLP8.8.
82. The SSWE Plan therefore strongly supports the Waveney Local Plan policy WLP1.3- Settlement Boundaries, which restricts development in the countryside.

SSWE Policy HP2: Development outside the settlement boundary

Development outside the settlement boundary of Shadingfield and Willingham will only be supported in exceptional circumstances⁴².

Housing density, mix and design

83. The Waveney Local Plan (Policy WLP8.32 – Housing density and design) states that *‘Proposals for residential development will be permitted provided that the development makes best use of the site in a manner that protects or enhances the distinctiveness and character of the area and takes into account the physical environment of the site and its surrounding’*. The Local Plan (para 8.184) recognises that *‘outside of Lowestoft and the market towns, housing density will vary, and housing densities should reflect local character’*. The densities proposed in the Local Plan (Policies WLP7.9 to WLP7.17) for housing development in smaller villages are between 10 and 25 dwellings per hectare. The SSWE Plan considers that similar limits should be imposed on infill and backland developments in the parishes.
84. Respondents to the SSWE survey had serious concerns about the lack of housing for young families and retired people in the parishes, including supported or sheltered accommodation. Currently only 20% of homes in the parishes have one or two bedrooms, while nearly 40% have four or more bedrooms (data from 2011 census). Residents consider that priority should be given to building starter or retirement homes and small family homes, and there was very limited support (10%) for the building of large and expensive executive homes. This is consistent with estimates of the potential housing demand in the Waveney Housing Market Area in 22 years’ time⁴³, which indicate that the overall size profile of new owner-occupied dwellings should be approximately 10% one bedroom, 28% two bedrooms, 35% three bedrooms and 27% four bedrooms and above. Similar values apply to rented properties.
85. The Waveney Local Plan (Policy WLP8.1 – Housing Mix) states that *‘Proposals for new residential developments will only be permitted where at least 35% of new dwellings on the site are 1 or 2-bedroom properties, unless this can be satisfactorily demonstrated to be unfeasible.’* This value is broadly in line with views gathered from residents (40%). It was also noted that while Neighbourhood Plans can set out a more detailed approach to housing

⁴² See paragraphs 73-76

⁴³ Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Volume 2 (May 2017v2)

type and mix which reflects local circumstances, this would need to be supported by robust evidence in a Housing Needs Assessment.

86. The SSWE Plan supports the Waveney Local Plan's guidance on housing design (policy WLP8.29 - Design) which includes requirements for '*development proposals to demonstrate high quality design which reflects local distinctiveness*' and to '*demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness*'. Traditional designs such as brick and pantile are favoured by residents.
87. Residents generally favour new housing developments being of traditional design and materials, supporting low energy consumption and having good off-street parking. In view of the greater use of cars by households in rural areas, additional off-road parking spaces to the number specified in the Suffolk Parking Guidance (2019) should be provided where possible. There is also a need for adequate on-street parking, for example to accommodate visitors and deliveries, and to ensure vehicle access is not restricted or pedestrian access and safety compromised.
88. New developments should also take account of the need for sustainable management of water resources. The introduction of water management features such as Sustainable Drainage Systems (SuDS)⁴⁴ in developments would potentially provide environmental net gains by harvesting rainwater, reducing flood risks, and enhancing biodiversity and landscape features.

SSWE Policy HP3: Housing density and design

- a. New residential development should reflect the relationship between plot sizes and building footprints in the immediate vicinity of the proposed development site.
- b. Housing developments within the parishes should:
 - i. use traditional design and materials;
 - ii. include appropriate Sustainable Drainage Systems (SuDS) in order to manage water and provide environmental net gain;
 - iii. provide sufficient off-road parking, taking account of the Suffolk Parking Guidance (2019) and the greater requirement for car use in rural areas, and incorporate charging points for electric vehicles;
 - iv. provide a proportion of visitor parking on-street within any new developments, that is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility; and
 - v. include tree-lined streets unless, in specific cases, there are clear justifiable and compelling reasons why this would be inappropriate.

Rural tourism accommodation

89. The parishes are located close to the popular tourist areas of the Broads and the Suffolk Heritage Coast. The NPPF (para. 84) states that planning policies should support a prosperous rural economy by enabling '*sustainable rural tourism and leisure developments which respect the character of the countryside*', but the Waveney Local Plan (para. 8.86) notes that '*The valuable character of the Waveney landscape is one of the assets which helps support the local tourism industry*' and '*It is therefore important that tourism development does not harm this asset on which it depends.*'

⁴⁴ <https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/update-to-the-suds-manual>

90. The Waveney Local Plan (policy WLP8.15 – New Self-Catering Tourist Accommodation) states that *'New self-catering tourist accommodation will be restricted by means of planning conditions or a legal agreement which permits holiday use only and restricts the period the accommodation can be occupied' ... 'Small scale (10 pitches/units or fewer) self-catering tourist accommodation developments will be supported, in principle, across the District. Medium sized sites (11-79 pitches/units) will require good access to A or B roads and public transport.'* Within rural areas, *'Self-catering tourist accommodation comprising permanent buildings will only be permitted within the Settlement Boundaries ...; [or] through the conversion of rural buildings of permanent structure ...'.*

SSWE Policy HP4: Rural tourism accommodation

Proposals to convert existing buildings outside of the settlement boundary into tourism accommodation will only be supported where the structure is permanent and has been established for at least five years⁴⁵.

Facilities and Services Policies

91. The Waveney Local Plan (para 8.118) recognises that *'Community facilities and services are an integral part of neighbourhoods and communities... They provide places for people to meet and socialise, support community activities, encourage people to be active, access everyday goods and foster a sense of identity and well-being to those who live and visit there.'* The NPPF (para 93) notes the need to: *'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.'*
92. By their nature as a rural community, the SSWE parishes do not enjoy the level of facilities, amenities and services available in most urban areas (see paras 34 to 45). The provision of better community facilities would reduce the need for residents to travel by car, foster social cohesion and wellbeing, and encourage all age groups to be more active. Improved access, such as the provision of well-maintained footpaths / Public Rights of Way and benches (e.g. Chatty Benches⁴⁶), would also facilitate enjoyment of these facilities for residents with limited mobility. The SSWE Plan therefore supports the retention and development of further local services and facilities that are easily accessible within the villages.
93. The facilities identified in Appendix 1, Map 7 are:
1. St John the Baptist church and cemetery, Shadingfield.
 2. St Margaret's church and cemetery, Sotterley.
 3. All Saints church and cemetery, Ellough.
 4. Sotterley chapel and cemetery.
 5. The Shadingfield Fox.
 6. Shadingfield Village Hall.
 7. Shadingfield and Willingham playing field.
 8. World War II hanger at Ellough – site of Ellough Farmers Market and other events.

This list will be reviewed on a regular basis.

⁴⁵ Applicants will need to demonstrate that a property has been established for at least five years, for example by reference to Building Regulation Completion Certificates or photographic evidence.

⁴⁶ <https://www.sheffield.ac.uk/news/nr/benches-research->

SSWE Policy FSP1: Community facilities

- a. Proposals to improve the viability and current community use of the buildings and facilities identified in Appendix 1, Map 7 will be supported.
- b. Extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in community use are appropriate and will not be detrimental to adjoining residential properties.
- c. New development that will result in the loss of facilities and/or loss of communal floor space will be resisted unless it can be demonstrated that the facility's benefit to the community is no longer viable, relevant or necessary, or an equivalent or better replacement community facility is provided either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.

Shadingfield and Willingham playing field

94. The Shadingfield and Willingham playing field is owned by Sotterley Estate and is licensed to the Joint Parish Council for the enjoyment of the residents. However, the facilities on it are limited and access is currently poor. More than 9 out of 10 residents consider the playing field to be particularly important for the future development of the community, although over half reported that they hardly ever use it. As noted previously, consideration was given to designating the playing field as a Local Green Space, but it was decided that the future needs of residents would be better provided through designation as a Community Facility. The Parish Council are also proposing to apply for the playing field to be designated as an Asset of Community Value. Further details on this, and the future management of, and improvements to, the playing field are addressed in Section 5 - Non Land-Use Issues Arising From Public Engagement.

Community centres

95. Communal meeting areas are central to the development of a thriving community. More than 9 out of 10 residents consider the Shadingfield Village Hall to be important to the future of the village, although two thirds use it no more than once a year. Sotterley Mortuary Chapel is also used for occasional community events, mainly organised to raise funds for the preservation of the chapel or for other local charities. Another building that could be developed for more community use is All Saints church at Ellough, which is currently only used for a small number of events and religious services each year.
96. The existing village hall facilities in Shadingfield meet the current requirements of the community, but the SSWE Plan recognises that a new facility may be proposed at some time in the future and could provide a valuable asset for the development of the community. Any such proposal would be informed by engagement with the local community.

Mobile phone and broadband

97. Nearly 90% of residents reported having a broadband connection in their home, and good mobile phone reception and broadband speeds were identified as being of great importance in meeting the current and future needs of the community¹⁶. The Waveney Local Plan (para 1.49) recognises that broadband is essential for economic development but remains poor in many rural areas and notes that mobile phone coverage is an issue in rural areas, and this is the case in parts of the SSWE parishes.
98. The Waveney Local Plan (Policy WLP1.4 – Infrastructure) states that '*The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless*

hotspots and improve mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. If a fibre connection cannot currently be provided, infrastructure within the site should be designed to allow for fibre provision in the future.' The SSWE Plan strongly supports this policy with regard to both residential and business developments within the parishes.

Sustainable Transport Policies

99. The Waveney Local Plan (Policy WLP8.21 – Sustainable Transport) states that *'Development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities'* and notes that development will be supported where, among other things, *'it is proportionate in scale to the existing transport network... it is located close to, and provides safe pedestrian and cycle access to services, facilities and public transport,'... 'and the cumulative impact of new development will not create significant adverse impact on the existing transport network'*.
100. New developments within and outside the parishes, particularly those proposed for Worlingham, will inevitably increase traffic pressures within the parishes. Traffic through the villages, both on the A145 London Road and in the back lanes, was one of the greatest areas of concern to local residents which emerged during the evidence collection process, with many regarding the need for improvements in road safety as particularly important. This also highlighted concerns about the lack of dedicated Public Rights of Way and cycle ways, and consequent concerns about the safety of pedestrians and cyclists due to widespread disregard of the speed limit, particularly on the A145 through Shadingfield and Willingham. However, the majority of residents did not consider streetlighting to be important or consistent with the character of the villages⁴⁷.

SSWE Policy STP1: Highway Safety

- a. Proposals for residential developments should be designed to provide safe layouts and access provisions in order to safeguard vulnerable highway users such as pedestrians, cyclists and horse riders, and include proportionate measures to mitigate any adverse impacts.
- b. Proposals should also provide secure parking for cycles to reduce reliance on motor vehicles.

101. The Waveney Local Plan (Policy 8.21 – Sustainable Transport) also states that *'Developments should connect into the existing pedestrian and cycle network, and where possible, proposals should include measures set out in the Waveney Cycle Strategy (2016), due to be replaced by the East Suffolk Cycling and Walking Strategy⁴⁸, and demonstrate they have considered how the scheme will encourage people to walk and cycle to access services and facilities where practical.'*
102. Suffolk County Council's Green Access Strategy (2020-2030)⁴⁹ sets out the Council's commitment to enhance Public Rights of Way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and support healthy and sustainable access between communities and services through development funding and partnership working. Similarly, the draft East Suffolk Cycling and Walking Strategy seeks to identify potential cycling and walking infrastructure opportunities across the district.

⁴⁷ Questionnaire results

⁴⁸ <https://storymaps.arcgis.com/stories/cbc57e4a9cc24e4a7d174fb34b1bf0e>

⁴⁹ <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/suffolk-green-access-strategy2020-2030.pdf>

Pedestrian access along the A145 through Shadingfield is currently limited and unsafe. Public Right of Way access might be improved by agreeing permissive routes with local land-owners. Foot and cycle-path access is something that needs to be given strong consideration as part of any new housing, or other, developments if residents are to be encouraged not to use cars for short journeys within the villages, for example to the Village Hall, the pub, the farm shop and the playing field. A map of existing Public Rights of Way are provided in Appendix 1, Map 8.

SSWE Policy STP2: Pedestrian and cycle access

- a. Existing Public Rights of Way and bridleways provide a high level of amenity value and will be protected and where possible extended.
- b. In order to support healthy lifestyles within the community; reduce dependence upon cars; and protect the environment; new developments should, where applicable, include actions to:
 - i. improve connectivity of the Public Rights of Way network to enhance pedestrian safety and discourage car usage for short journeys within the villages; and
 - ii. provide safe pedestrian and cycle access to the main facilities, amenities and businesses in the villages.
- c. Development which would adversely affect the character of, or result in the loss, of existing or proposed Public Rights of Way (PROW) will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. Development will be expected to provide PROW enhancement when opportunities arise.

Business and Employment Policies

103. There are relatively few employment opportunities within the parishes, and most residents travel to local towns for work. It is clearly desirable to provide additional employment within reasonable reach of the parishes, and residents favour the development of a range of types of employment, particularly in the provision of local services (e.g. shops, cafes) and related to agriculture and forestry. However, some residents have expressed concern about the development of intensive livestock rearing units in rural areas. These are widely felt to provide limited additional employment at the expense of significant amenity disturbance, an increase in regular HGV traffic in rural lanes, and the potential for substantial and adverse transformation of the valued landscape, rural character and natural environment of the parishes. There has been robust opposition to such a development proposal in the parishes.
104. There is strong support for encouraging and assisting home working, and this is in line with policies to reduce the dependence on car usage. While supporting the development of businesses within the parishes, residents are particularly keen to maintain and be sensitive to their rural character, rather than to construct new business premises in the countryside.
105. The Waveney Local Plan maintains the focus on the Ellough Industrial Estate for employment growth, and has allocated an additional area of 13.4 ha to the south of Benacre Road (B1127) for employment development falling under use-classes B1, B2 and B8 (Waveney Policy WLP3.3 - Land South of Benacre Road at Ellough Airfield) (Appendix 1, Map 6). Ninety percent of respondents who suggested locations for business development within the parishes supported this extension of the Ellough Industrial Area. Policy WLP3.3 also includes conditions on developments in this area relating to landscaping, protection of Public Rights of Way and certain natural areas and the requirement for transport and archaeological assessments in relation to any planning application. This is supported by residents.

106. Residents feel that development of businesses outside the above areas within the parishes should be sensitive to the rural character of the parishes and maintain the identity of the parishes as farming-based communities separate from Beccles and Worlingham. This is in accord with the Waveney Local Plan (Policy 8.12 - Existing Employment Areas), which puts conditions on the redevelopment or change of use of employment premises falling within classes B1, B2 or B8 (Appendix 7), and Policy 8.13 – New Employment Development, which puts conditions on new employment development within or adjacent to existing employment areas and within settlement boundaries.
107. Residents have highlighted the need to improve infrastructure, such as broadband and mobile phone connectivity, throughout the parishes to support new and existing businesses and the development of more home working, and this view was supported by business respondents.

SSWE Policy BEP1: Business development

- a. Proposals for new business developments should provide suitable access and parking which meets or exceeds the current requirements specified in the Suffolk Parking Guidance (2019), including:
 - i. off-road parking for the expected number of employees and customers;
 - ii. off-road turning areas;
 - iii. safe cycle and pedestrian access; and
 - iv. adequate secure cycle parking.
- b. Development proposals for the employment land allocation at Ellough, and other locations, will be encouraged to provide good⁵⁰ 4G/5G, or better, mobile connectivity and superfast broadband connectivity.
- c. Proposals for the development of retail or other small businesses⁵¹ within the Shadingfield and Willingham settlement boundary will be supported provided that:
 - i. the retail use is of an appropriate scale to serve the local area and sensitive to the character of the area;
 - ii. the design and layout of the development is of a high quality and in keeping with the local street scene (e.g., plot size, building size and footprint);
 - iii. landscape features, particularly mature trees and natural features, will be retained where possible;
 - iv. they will not significantly reduce the privacy of adjoining properties;
 - v. they will not have significant adverse effects on the living conditions of residents in adjacent dwellings, including visual or noise intrusion or loss of light; and
 - vi. they are not considered to require unsafe access.
- d. Proposals for the development of agriculture related premises that require planning permission will:
 - i. be supported provided that such developments are of a scale that is consistent with maintaining the rural character of the villages (as identified in the local Landscape Character Assessment⁵² and Settlement Fringe Landscape Sensitivity Study⁵³) and protecting the open countryside for the benefit of all.
 - ii. in the case of major developments (i.e. the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or where development carried out on a site has an area of 1 hectare or more⁵⁴), need to ensure, through an environmental impact assessment, where required, that there is no significant detrimental impact on residential amenity (including visual, aural or olfactory disturbance to local residents), or the significance of heritage assets.
- e. New business developments that will generate significant regular HGV traffic should have direct access to an A or B class highway which is demonstrated by swept path analysis to provide safe access for HGVs.

⁵⁰<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

⁵¹ Other small businesses might include the following purposes: (i) the display or retail sale of goods, principally to visiting members of the public; (ii) an office to carry out any operational or administrative functions; (iii) small scale advisory, consultancy, financial and professional services (other than health or medical services) principally to visiting members of the public.

⁵² <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Landscape-Character-Assessment.pdf>

⁵³ <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/Settlement-Fringe-Landscape-Sensitivity-Study.pdf>

⁵⁴ The Town and Country Planning (Development Management Procedure) (England) Order 2010. <https://www.legislation.gov.uk/uksi/2010/2184/made>

SECTION 5. NON LAND-USE ISSUES ARISING FROM PUBLIC ENGAGEMENT

108. During the evidence collection process, residents raised a range of issues that are not directly related to development matters, although several indirectly relate to the use of land in some form. The SSWE Plan can only include Policies to address issues related to the use or development of land and so these additional issues cannot be addressed directly by the provision of a planning policy in the SSWE Plan. This does not mean that these are not significant matters, and it is important that a strategy for dealing with them is developed and taken forward to help to achieve the vision and objectives of the SSWE Plan. The plan therefore sets out proposed actions to address non-development issues, and these are outlined below.

Environmental issues:

109. Littering from passing vehicles and pedestrians, and persistent fly-tipping were among the most frequently voiced issues that residents dislike about living in the parishes. Additional concerns were expressed about dog owners allowing their dogs to foul the playing field, Public Rights of Way and road sides and failing to clear up after them.

Proposed actions: The Joint Parish Council will continue to organise regular community litter picks; efforts will be made to encourage residents to keep the villages tidy and to report fly-tipping incidents so that prosecutions may be obtained; and more dog waste bins will be placed at strategic locations in the village and signs posted to discourage dog fouling.

Traffic and transport:

110. The volume and speed of traffic on both the A145 and back lanes emerged as a major concern in responses to the survey, with more than half of residents saying that it was one of the three things that they most disliked about living in the parishes. The speed of traffic was generally considered to be a consequence of lack of speed enforcement, rather than inadequate speed limits.

Proposed actions: The Joint Parish Council will continue to work with Suffolk Highways to seek ways to reduce speeding in the parishes and will continue to operate Speed Indicator Devices (SIDs) on the A145. They will also encourage active and sustainable travel by seeking to designate single-track lanes with a low traffic flow level (up to 100 vehicles per day) as Quiet Lanes, thereby indicating to motorists to 'Expect and Respect' other road users. The criteria for designation of Quiet Lanes requires a speed and volume traffic survey to demonstrate low speeds and little use.

111. Lack of safe pedestrian and cycle access along the A145, through Shadingfield and Willingham village, makes it difficult for many residents to access amenities such as the pub, church and farm shop without using their cars.

Proposed action: The Joint Parish Council will investigate and implement options for developing permissive Public Rights of Way /cycleways to provide access through Shadingfield.

112. There was widespread dissatisfaction with the lack of public transport (no train station in any of the villages and infrequent buses) and a wish to see improvements in the availability of bus services. Fears were expressed about further reductions in bus services and how that would affect older residents and access to work in Beccles or Lowestoft.

Proposed actions: The Joint Parish Council will endeavour to facilitate and encourage greater collaborative use of the community bus services.

113. The lack of road maintenance and the number of large potholes raised concerns about road safety and impacts on pedestrian and cyclist safety.

Proposed action: The Joint Parish Council will ensure that the appropriate authorities are informed promptly about the need for road maintenance in the parishes.

Infrastructure and facilities:

114. The **Shadingfield and Willingham Playing Field** was widely viewed as neglected and inadequate for both the current and future needs of the parishes.

Proposed action: The Joint Parish Council will establish a Playing Field Committee to take forward the maintenance and development of the playing field. Developments to be considered should include provision of:

- improved access from Sotterley Road, including disabled access;
- parking space for cars and cycles;
- new playground equipment for children;
- adult exercise equipment;
- a path/running track around the perimeter
- improved drainage for the football pitch and marked area;
- improved basketball court; and
- a covered area/pavilion.

The Joint Parish Council is also proposing to apply to have the playing field designated as an Asset of Community Value⁵⁵.

115. The poor quality of broadband and mobile services were major concerns to residents. While Waveney Local Plan Policy addresses this issue for new developments, this may not assist rural areas where there is little or no expected development.

Proposed action: The Joint Parish Council will seek to achieve improved broadband speeds and reliable mobile phone coverage throughout the SSWE parishes.

Community cohesion:

116. During the development of the plan concerns have been expressed about declining community spirit in the parishes. There is also evidence of some young people feeling ignored and some older people feeling isolated.

Proposed actions: The Joint Parish Council will continue to take forward initiatives to bring the community together (e.g. Picnic on the Playing field), tackle isolation (e.g. Rural Coffee Caravan), cater for young people (e.g. playing field developments) and elderly residents (e.g. Good Neighbour Scheme) and address concerns about crime (e.g. develop Neighbourhood Watch areas). The Joint Parish Council is also proposing to apply to have both Shadingfield Village Hall and the Shadingfield Fox Public House designated as Assets of Community Value.

⁵⁵ An Asset of Community Value (ACV) is defined as: A building or other land is an ACV if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. Once listed as ACVs with the local authority, the local community will be informed if they are listed for sale within the five-year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset.

SECTION 6. IMPLEMENTATION AND MONITORING

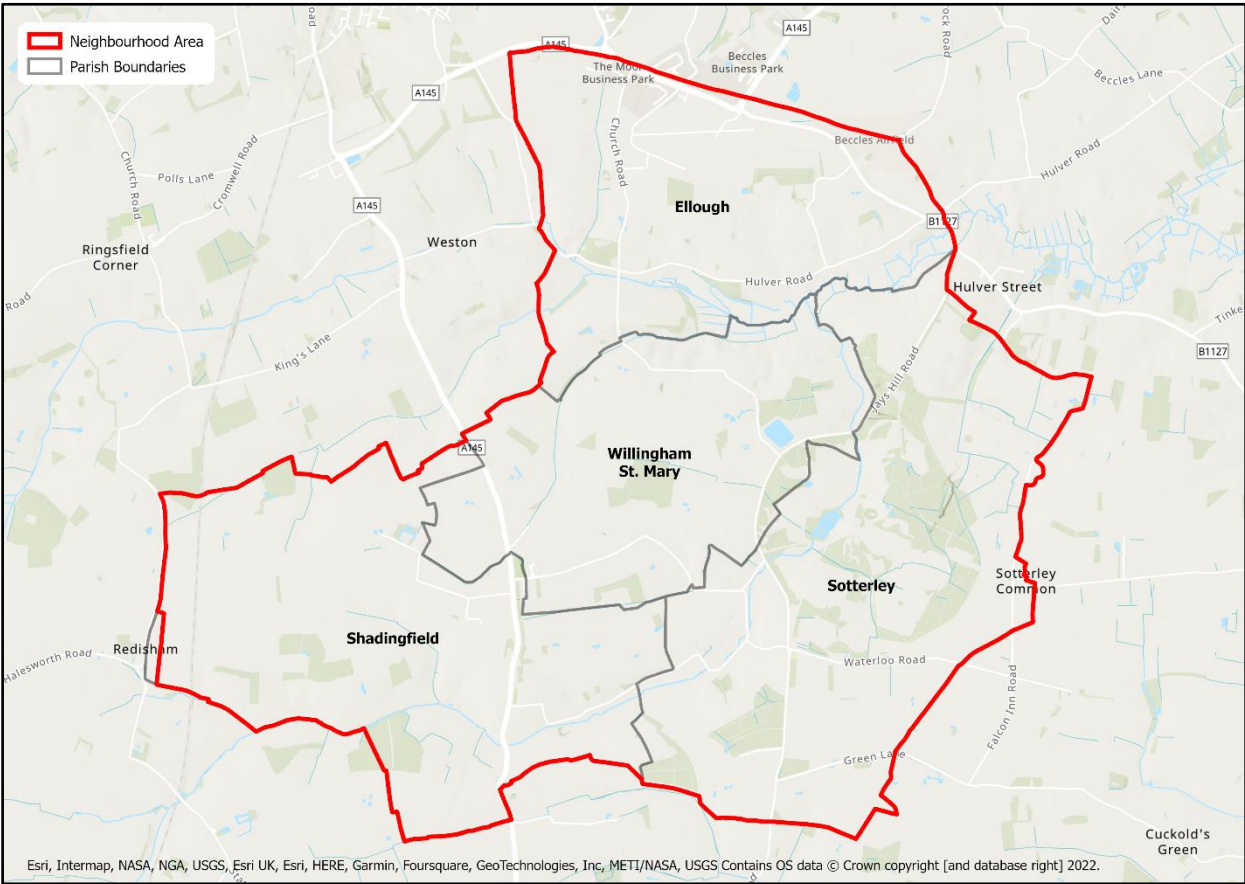
117. The policies in the SSWE Plan will be implemented by Shadingfield, Sotterley, Willingham and Ellough Joint Parish Council and East Suffolk Council. Whilst East Suffolk Council is responsible for managing development in their area through the Local Plan, the Joint Parish Council will use the SSWE Plan to frame its representations on any future planning applications submitted in the Parishes.
118. Subject to the amount and rate of any development that takes place in the Neighbourhood Area, the Joint Parish Council may be allocated funds by East Suffolk Council arising from the use of section 106 agreements⁵⁶ and the Community Infrastructure Levy (CIL)⁵⁷. Any such funds will be expected to assist in delivering the objectives and community projects identified in the SSWE Plan, in particular, improving the facilities on the Shadingfield and Willingham playing field, and the network of footways through the parishes. The Joint Parish Council will also use this and other sources to assist in securing funding from other programmes, for example the Lottery and other Government initiatives, as they become available.
119. The influence of the SSWE Plan policies on the shape and direction of development across the Neighbourhood Area will be monitored by the Joint Parish Council. An annual report on issues relating to the Plan will be presented at the public meeting of the JPC, and the Plan will be subject to review every 5 years.
120. If it is apparent that any policy in the SSWE Plan has unintended consequences or is ineffective it will be reviewed by the Joint Parish Council and amended accordingly. Any amendments to the SSWE Plan will only be made following consultation with East Suffolk Council, residents of Shadingfield, Sotterley, Willingham and Ellough and other statutory stakeholders as required by legislation.

⁵⁶ Local Government Association - <https://www.local.gov.uk/pas/pas-topics/infrastructure/s106-obligations-overview>

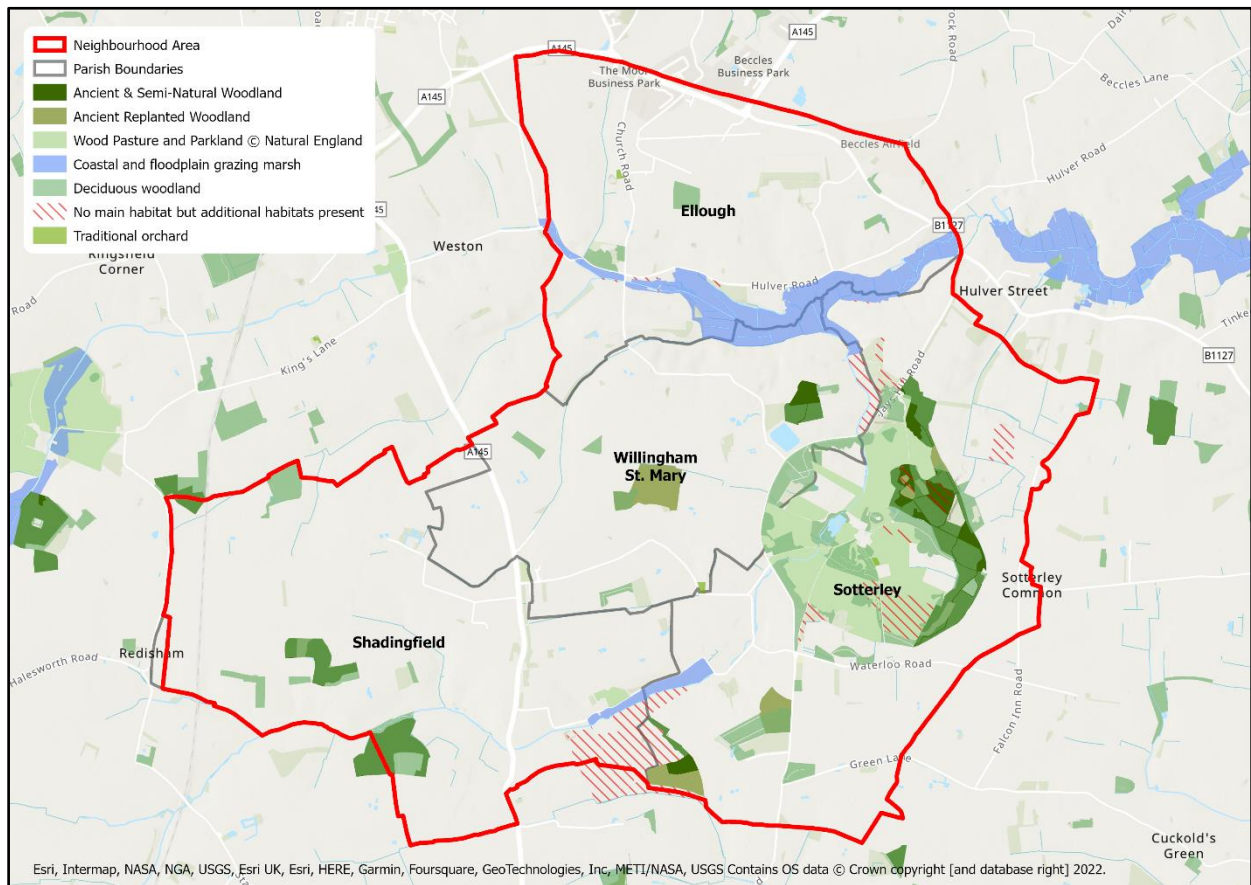
⁵⁷ East Suffolk Council - <https://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/>

APPENDIX 1: CONTEXT MAPS

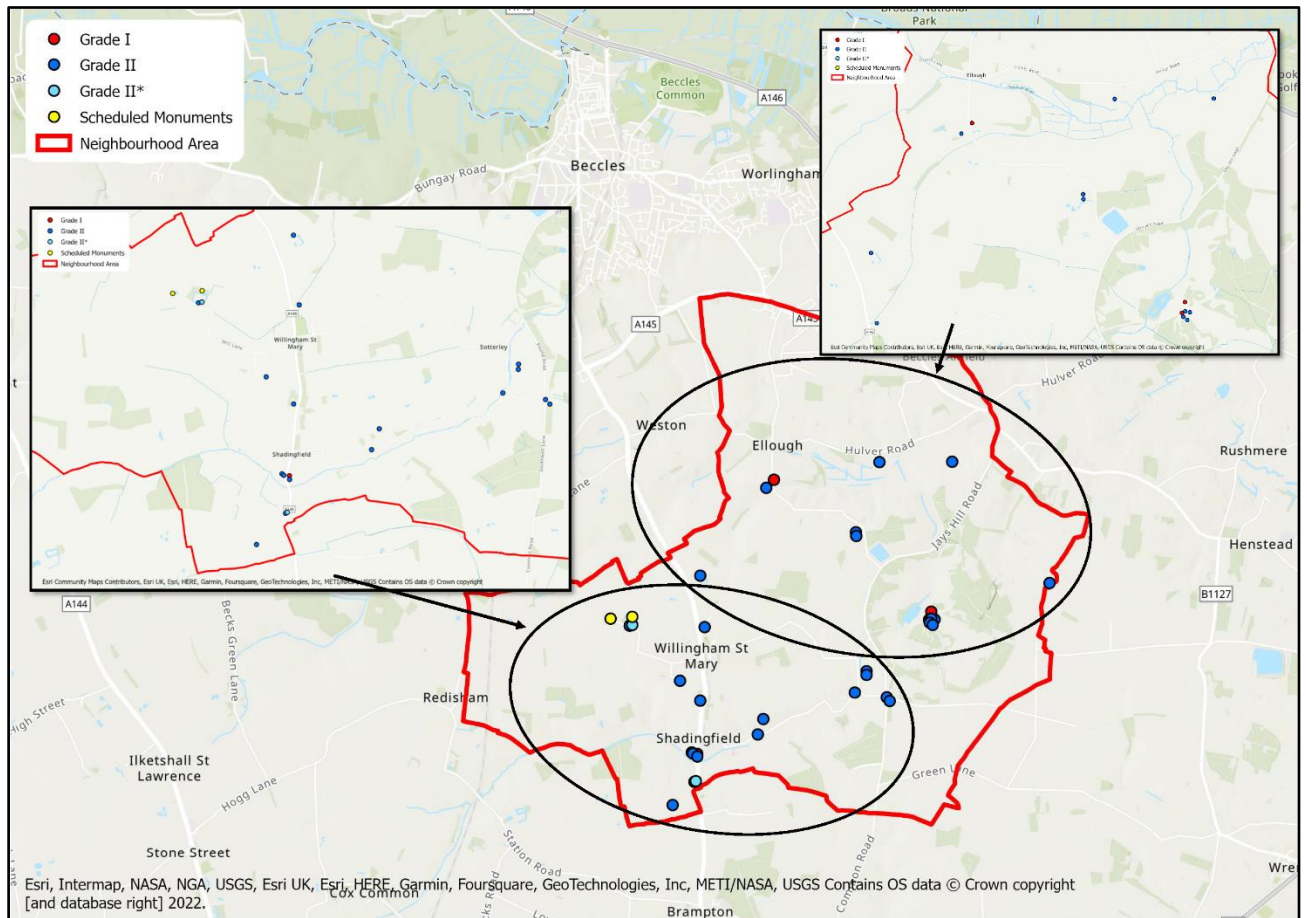
Map 1. Approved Neighbourhood Area.



Map 2. Sites listed in the inventory of Priority Habitats under the Natural Environment and Rural Communities Act (2006) Section 41. (Ref: SSWE Policy NEP1)

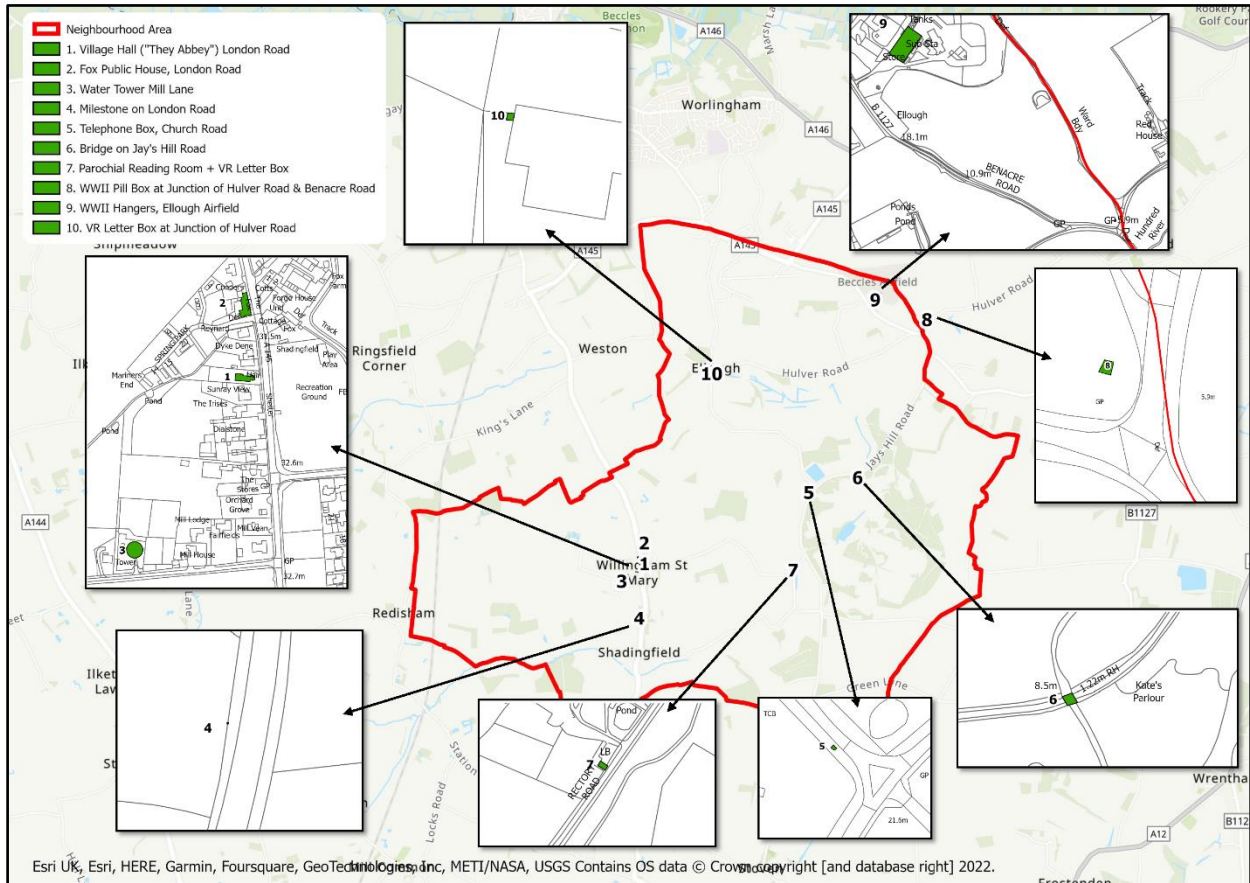


Map 3. Designated Heritage Assets (Ref: SSWE Policy HEP1)



Map 4. Non-designated Heritage Assets

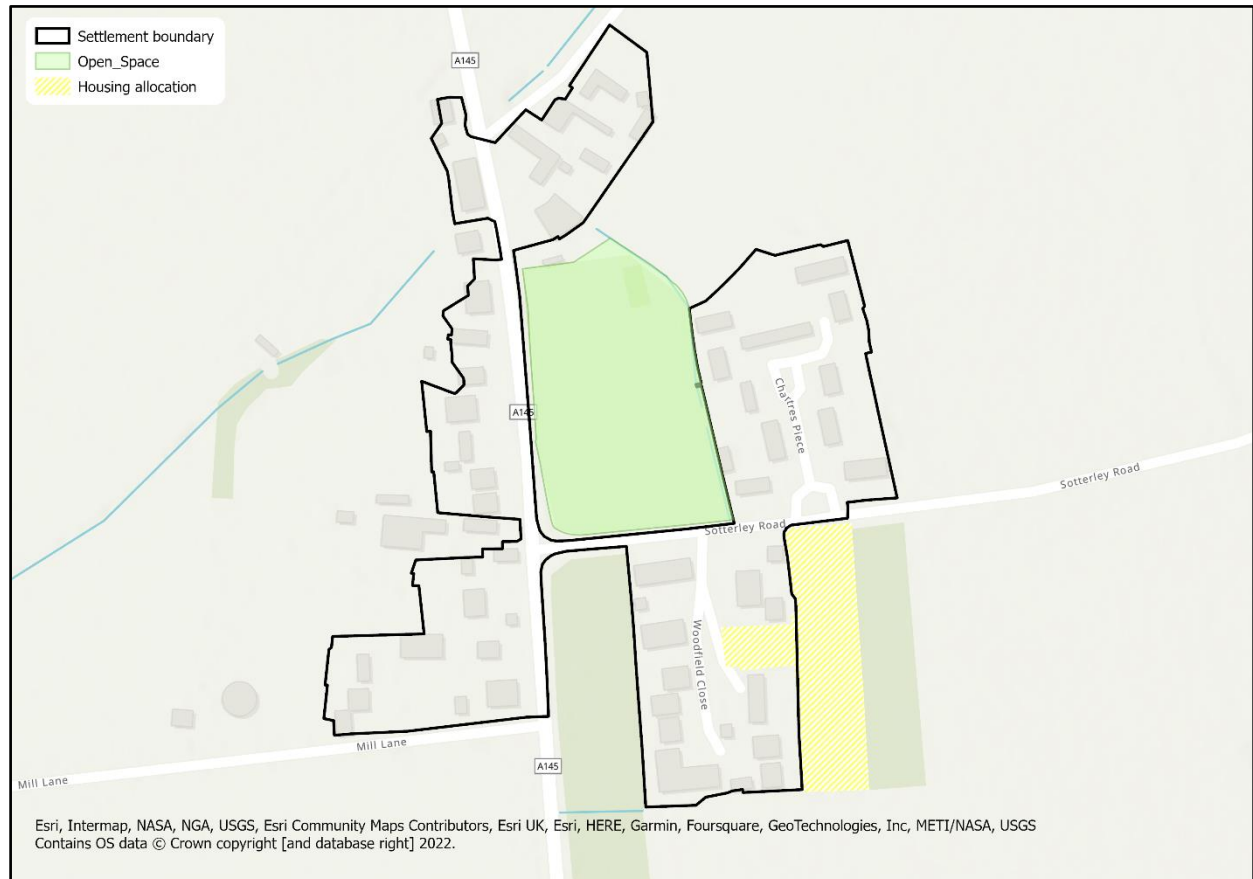
Location of buildings and structures that have been identified as **non-designated heritage assets** in the **SSWE Policy HEP1**, based on the criteria in the Waveney Local Plan. Numbering refers to the list in Appendix 6.



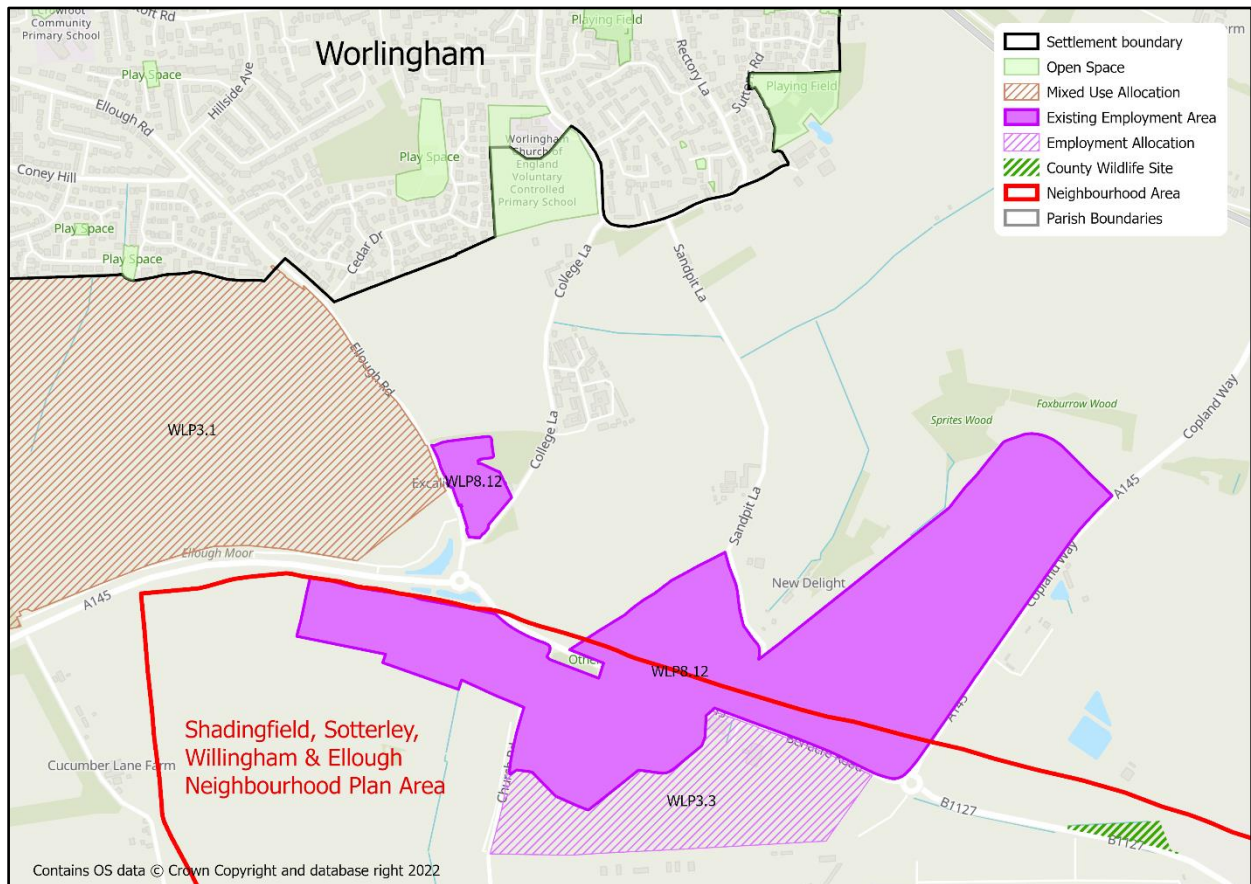
Map 5. Settlement Boundary of Shadingfield/Willingham village.

The 'Housing Allocation' is the area allocated for development of ten dwellings in the Waveney Local Plan, Policy WLP 7.16 - Land East of Woodfield Close, Willingham.

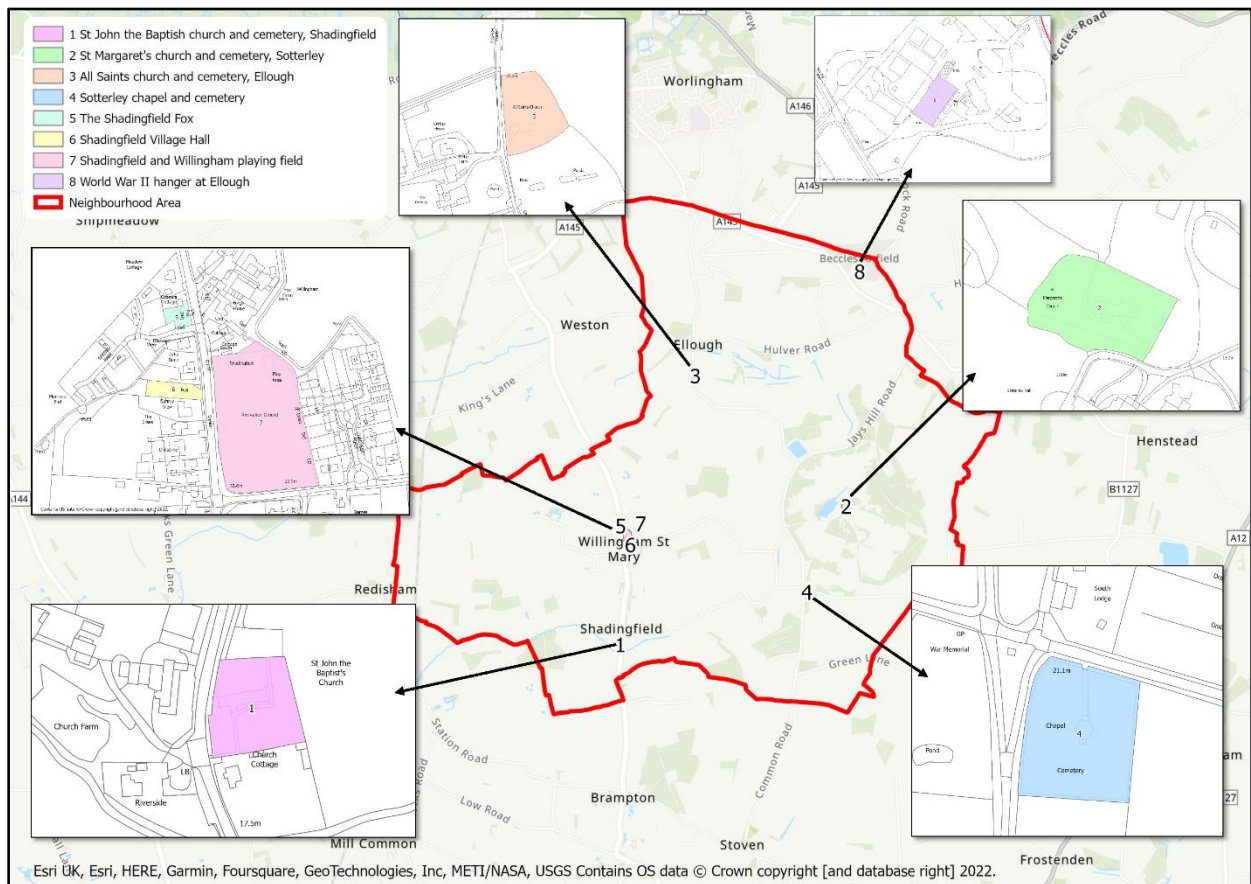
The 'Open Space' is the playing field which is designated as a Community Facility in SSWE Policy FSP1.



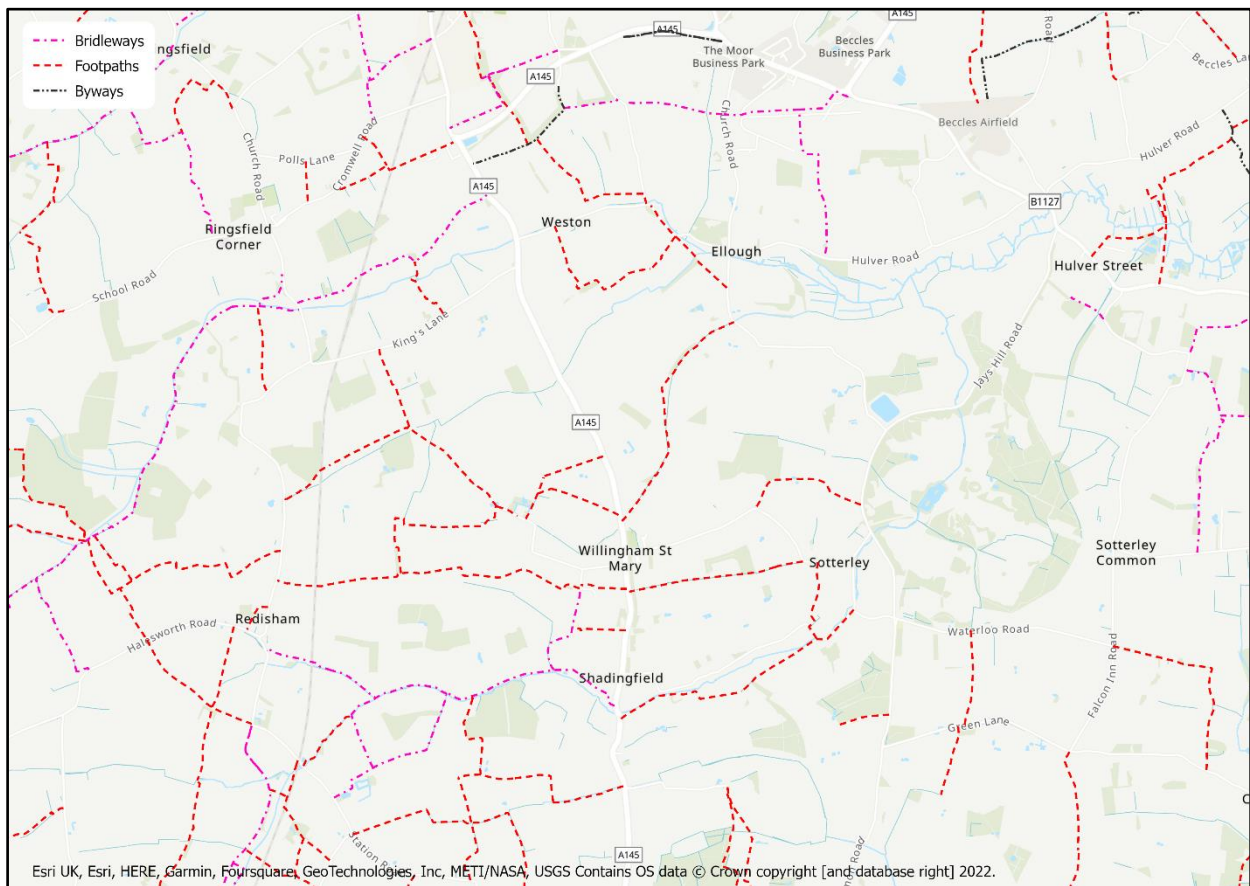
Map 6. Existing employment area at Ellough Industrial Estate (WLP8.12) (purple area) and proposed 13.4 ha extension to the south of Benacre Road, Ellough (WLP3.3) (purple hatched area) [From Waveney Local Plan]. (Ref: SSWE Policy BEP1)



Map 7. Community facilities identified in SSWE Policy FSP1.

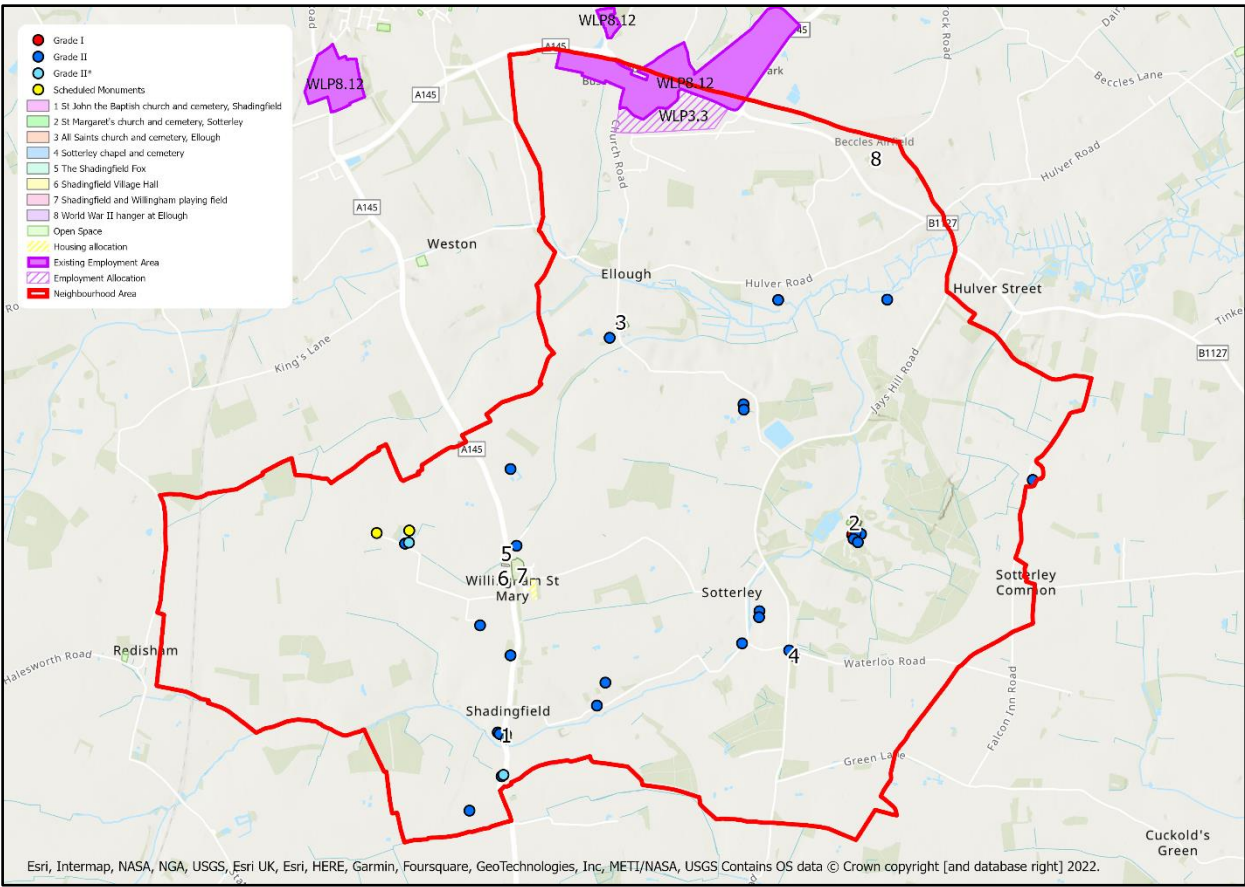


Map 8. Public Rights of Way in Shadingfield, Sotterley, Willingham and Ellough.



Maps for each individual parish are available to download at: [Definitive Map and Statement of public rights of way | Suffolk County Council](#)

Map 9. Policy Summary Map



APPENDIX 2: GLOSSARY

Ancient woodland

An area of woodland that has existed continuously since 1600. May be original or replanted.

Asset of Community Value

A building or other land is an ACV if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future.

Community Infrastructure Levy (CIL)

A **charge** that local authorities can set on new development in order to raise money to help fund the infrastructure, facilities and services - such as schools or transport improvements - which are needed to support new homes and businesses in the areas.

Countryside

Where the term 'Countryside' with a capital 'C' is used within the document, this refers to all land outside of the Settlement Boundaries defined in The Waveney Local Plan (Policy WLP1.2)

County Wildlife Site

County Wildlife Sites (CWSs) are areas known to be of county or regional importance for wildlife. CWS designation is non-statutory, but is recognition of a site's high value for biodiversity. <https://www.suffolkbis.org.uk/sites/default/files/pictures/PS2.jpg>

Heritage asset

An overarching term that refers to buildings, parks and gardens, monuments and archaeological remains that are of historic or archaeological value. May be designated (see listed buildings) or non-designated. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Listed building

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

Local green space

Local green space designation allows local communities to protect green spaces of local importance, for reasons including setting and nature conservation, which will then receive protection equivalent to green belt land.

Material consideration

Matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. (See Appendix 4)

Neighbourhood Area

The area designated by the Local Planning Authority following an application by the parish council or a prospective Neighbourhood Forum to develop a Neighbourhood Plan.

Neighbourhood plan

An optional plan, which can be produced by a designated neighbourhood organisation, to guide development within a neighbourhood or local area.

Non-material consideration

Matter that cannot be taken into account in deciding a planning application or on an appeal against a planning decision. (See Appendix 4)

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.

Priority Habitat

Priority habitats cover a wide range of semi-natural habitat types and are those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan.

Section 106

A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of a new home on the local community and infrastructure.

Settlement Boundary

Line around a settlement defined under Policy WLP1.2 which dictates in principle where some types of development can take place.

Site of Special Scientific Interest

A site designated because of its high wildlife value and in receipt of statutory protection. This includes both Special Areas of Conservation and Special Protection Areas.

Use classes

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

APPENDIX 3: PRINCIPAL REFERENCES USED IN DEVELOPMENT OF THE SSWE PLAN

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<http://www.nightblight.cpre.org.uk/>
- Department for Environment, Food and Rural Affairs. (2018) A Green Future: Our 25 Year Plan to Improve the Environment (Feb 2018)
<https://www.gov.uk/government/publications/25-year-environment-plan>
- Department of Transport: Vehicles per thousand head of population (mid-2016 population estimates vs mid-2010 estimates)
<https://www.gov.uk/government/statistical-data-sets/all-vehicles-veh01#table-veh0101>
- East Suffolk Council 2019. Waveney Local Plan (Adopted 20 March 2019).
<http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan/new-waveney-local-plan/>
- East Suffolk Council 2016. Waveney Strategic Housing Market Assessment and Objectively Assessed Housing Need Study - Preliminary Report 2016
<https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Waveney-Strategic-Housing-Market-Assessment-and-Objectively-Assessed-Housing-Need-Study-Preliminary-Report-2016.pdf>
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<https://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/town-and-village-profiles/>
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<https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Habitats-Regulations-Assessment.pdf>
- Landscapeast (2011) East of England Landscape Typology
<http://landscape-east.org.uk/east-england-landscape-typology>
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<http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Landscape-Character-Assessment.pdf>
- Ministry of Housing, Communities & Local Government – (2014, updated 2019) Guidance – Historic Environment.
<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated>
- Ministry of Housing, Communities and Local Government (2016, updated 2019) Planning Practice Guidance
<https://www.gov.uk/government/collections/planning-practice-guidance>
- Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework (NPPF) (updated July 2021).
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
- Natural England – Designated Sites View - Sotterley Park SSSI
<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1000961&SiteName=sotterley+park&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>
<https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1000961.pdf>
- The Neighbourhood Planning (General) Regulations 2012 No. 637
<http://www.legislation.gov.uk/uksi/2012/637/contents/made>

https://www.legislation.gov.uk/uksi/2012/637/pdfs/uksiem_20120637_en.pdf

- Ofcom – Mobile and broadband checker.
<https://www.checker.ofcom.org.uk/broadband-coverage>
- Office for National Statistics - 2011 Census statistics
<https://www.ons.gov.uk/census/2011census>
<https://www.nomisweb.co.uk/reports/localarea?compare=1170218926>
- Ratcliffe, D. (1977) A Nature Conservation Review, Natural Environment Research Council and Nature Conservancy Council. 401pp
- Suffolk Biodiversity Information Service (2018)
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- Suffolk County Council (2018) Suffolk Landscape Character Assessment
<http://www.suffolklandscape.org.uk/>
- Suffolk County Council Archaeological Service (2014-19) Suffolk Heritage Explorer
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- Waveney District Council - Playing Pitch and Outdoor Sports Facilities Assessment (2014)
<https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Playing-Pitch-and-Outdoor-Sports-Facilities-Assessment.pdf>

APPENDIX 4: MATERIAL AND NON-MATERIAL PLANNING CONSIDERATIONS

Listed below are the principal material and non-material considerations in relation to planning applications. **Material considerations** are matters that should be taken into account in deciding a planning application or on an appeal against a planning decision. **Non-material considerations** are issues that cannot be taken into account.

<u>Material Planning Considerations:</u>	<u>Non-Material Considerations:</u>
<u>Procedural / law</u> <ul style="list-style-type: none"> • Consultee Responses • Site history • Case law • Recent appeals 	
<u>Heritage & design</u> <ul style="list-style-type: none"> • Listed building, conservation area, locally important building • Urban design, local character & context 	
<u>Scheme specifics</u> <ul style="list-style-type: none"> • Layout, density, design/appearance • Materials, boundary treatment • Drainage, highway access & car parking 	
<u>Environmental</u> <ul style="list-style-type: none"> • Ecological impacts • Flood risk • Trees • Contamination & hazardous materials • Landscape impact 	
<u>Amenity</u> <ul style="list-style-type: none"> • Daylight, sunlight, privacy & outlook • Noise, smell or other disturbances 	
<u>Miscellaneous</u> <ul style="list-style-type: none"> • Infrastructure – schools, drainage, affordable homes • Local economy • Cumulative impact • Viability 	<ul style="list-style-type: none"> • Impact on property values • Retrospective works • Commercial competition • Loss of view • History of the applicant • Objections to prior application or similar site • Change from previous schemes • Principle when settled in prior outline application • Ownership of land/right of access • Restrictive covenants • Matters covered by other legislation, e.g. Building Regulations • Applicants personal circumstances (rarely material) • Misrepresentation • Moral objections • Neighbour disputes

APPENDIX 5: LISTED BUILDINGS AND DESIGNATED SITES IN SHADINGFIELD, SOTTERLEY, WILLINGHAM AND ELLOUGH

The buildings and structures below have been designated graded status in the National Heritage List for England. Buildings are added to the list for their special architectural and historic interest and as a consequence enjoy statutory protection.

Shadingfield:

- Grade I - Church of St John the Baptist
- Grade II* - Hill Farmhouse
- Moat Farmhouse
- Grade II - Service Range immediately South West of Hill Farmhouse
- Barn 20 metres South West of Moat Farmhouse
- Church Farmhouse
- Service Range 10 metres West of Church Farmhouse
- Hall Farmhouse
- Park Farmhouse
- Shadingfield Hall
- Shadingfield House
- Shadingfield War Memorial
- Turnpike Farmhouse

Sotterley:

- Grade I - Church of St Margaret
- Sotterley Hall
- Grade II - Barn 30 metres North of Lower Green Farmhouse
- Brook Cottages
- Cowsheds 50 metres East of Sotterley Hall
- Golding's Farmhouse
- Lower Green Farmhouse
- Service Wing Immediately South East of Sotterley Hall
- Sotterley Mortuary Chapel
- Sotterley War Memorial
- Stabling and Coach House immediately to East of Sotterley Hall
- Valley Farmhouse
- Water Tower (inc. Engine House), 60m South East of Sotterley Hall

Ellough:

- Grade I - Church of All Saints
- Grade II - Marsh Farmhouse
- The Grange

Willingham:

- Grade II - Barn 15 metres North of Willingham Hall
- Barn 40 metres North of Moat Farmhouse
- Fox Farmhouse
- Willingham Hall
- Scheduled - Moated site at Moat Farm
- Monuments: - Moated site and associated earthworks at Westend Farm

APPENDIX 6: NON-DESIGNATED HERITAGE ASSETS

Buildings and structure that have been identified as **non-designated heritage assets** in the SSWE Plan, based on the criteria in the Waveney Local Plan (Appendix 6); the criteria are summarised below.

This list will be reviewed on a regular basis, including the possibility of adding some private dwellings.

	Parish	Building or structure	Date	Criteria
1	Shadingfield	Village Hall ("The Abbey"), London Rd	1898	2d, 4d
2		Fox Public House, London Rd	unknown	2d, 4d
3		Water Tower, Mill Lane	c.1950s	2d, 4a, 4d
4		Milestone on London Rd at 52°24'12"N 1°34'45"E	unknown	2d, 4a, 4c
5	Willingham	Telephone Box, Church Rd (Des: Sir Giles Gilbert Scott)	unknown	2a, 4a, 4d
6		Bridge on Jay's Hill Rd at 52°24'57"N 1°36'52"E	unknown	3a, 4c
7	Sotterley	Parochial Reading Room + VR letterbox, Rectory Rd	1840	2e, 3a, 4c
8	Ellough	WWII Pill Box at junction of Hulver Rd & Benacre Rd	~1940	2c, 2d, 4c
9		WWII Hangers, Ellough Airfield	~1943	2d, 4a, 4d
10		VR letter box at junction of Hulver Rd & Church Rd	19 th C	2a, 4a, 4d

Criteria for classifying a building/structure as a non-designated heritage asset:

A building or structure must meet two or more of the following significance criteria to meet the definition in the NPPF and be identified by the Council as a non-designated heritage asset.

1. Archaeological interest
 - a. Recorded in the Suffolk County Historic Environment Record Architectural interest
2. Architectural interest
 - a. Aesthetic value
 - b. Known architect
 - c. Integrity
 - d. Landmark status
 - e. Group value
3. Artistic interest
 - a. Aesthetic value
 - b. Known designer
4. Historic interest
 - a. Association
 - b. Rarity
 - c. Representativeness
 - d. Social and communal value

Further guidance on the criteria for designating NDHAs is available in Appendix 1 (page 136) of East Suffolk Council's Historic Environment Supplementary Planning Document.⁵⁸

⁵⁸ <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Supplementary-documents/Historic-Environment-SPD/Historic-Environment-SPD-reduced.pdf>

APPENDIX 7: BUSINESS USE CLASSES CLASSIFICATIONS

[Town and Country Planning (Use Classes) Order 1987]

The following 'use classes' are referred to in the SSWE Plan.

Part B

- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.

Following amendments to the Use Classes in September 2020⁵⁹, Class B1 is now classified within Class E(g) Commercial Business and Service.

⁵⁹ https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use