

Strategic Planning Committee

Mon 5th December 2022

Authority Monitoring Report
2021/22



Authority Monitoring Report

- Authority Monitoring Report is a document we produce each year to show progress on producing and implementing the Local Plans
- Covers the period 1st April 2021 to 31st March 2022
- Reports on the implementation and performance of Local Plans policies
- Provides monitoring information against indicators in the Local Plans, such as:
 - Housing completions, town centre uses, environmental designations and planning applications
- Open Data Portal on the website means more data is publicly available – <https://data-eastsuffolk.opendata.arcgis.com/>

Impacts of Covid

- Overall, the process of undertaking monitoring surveys were largely back to normal after the 2020/21 Covid-related difficulties
- The long-term impact of Covid on retail and employment is still playing out
- The housing construction market was not affected by any site shutdowns, but there were impacts on the supply chain – availability of some materials was limited and some prices increased significantly
- Indirect and longer-term impacts of Covid on health of East Suffolk residents will still take longer to fully appreciate and understand

Local Plans

- Progress on Local Plans:
 - Suffolk Coastal – Local Plan adopted September 2020, so 21/22 AMR is the first whole-year monitoring of Local Plan policies
 - Waveney – Local Plan was adopted in March 2019, so a third full year's monitoring of the policies has taken place



Climate change & sustainability (i)

- **Sustainable Construction SPD** provides a focus on how construction can be delivered in a more sustainable manner in line with the two LP policies
- Consultations in spring 2021 and late 2021 and adopted April 2022



Climate change & sustainability (ii)

- Work progressing on the **Coastal Adaptation SPD**
- Coastal erosion at Pakefield resulted in four cliff-top properties being issued with demolition notices in February 2022
- Seven plots approved in outline under coastal relocation policy (site allocation WLP8.1 at Reydon)
- No planning applications approved against Environment Agency advice on flood risk

Climate change & sustainability (iii)

- **Cycling and Walking Strategy** adopted 4th October 2022 after two rounds of public consultation
- Following enormous reduction in vehicle travel in 2020 due to national lockdowns, levels slowly increasing towards more usual travel patterns. Greater levels of home-working are likely to be permanent, however

Lowestoft Tidal Barrier

- Lowestoft flood walls construction largely complete. Consultation on the design of the flood barrier is taking place in late 2022 with construction to commence in 2024. Will significantly reduce flood risk to the area around Lake Lothing
(photo credit: Lowestoft Flood Risk Management Project)



Major infrastructure

- **Offshore Wind**
 - East Anglia One offshore wind construction now complete and operational
 - East Anglia Hub Strategy proposes accelerated development of East Anglia One North, East Anglia Two (both approved in March 2022) and East Anglia Three (construction commenced in summer 2022)
- **Nuclear energy**
 - Sizewell C DCO was approved by the Secretary of State in July 2022 (legal challenge refused 'on the papers' on 28th October 2022)
 - ESC fully involved, and considered a wide range of issues
- **Lowestoft Third River Crossing ('Gull Wing')**
 - Construction continuing to progress well and it is due to open in 2023

Health and well-being

- **Life expectancy** (83.8 females; 80.4 males) higher than England averages. Higher than England averages
 - 10.4 (females) and 10 (males) year gap between life expectancy in Melton (highest) and Harbour & Normanston (lowest)
- **Physical activity** (at least 150 mins exercise per week) – decreased to 62.1% of adults (from 65% in previous year)
- **Obesity**
 - 61.9% of adults overweight or obese (decrease from 63.5%), lower than county, regional and national averages
- Early stages of preparing **Healthy Environments SPD**

Community Infrastructure Levy and S106 legal agreements

- Infrastructure Funding Statement 2021/22 published September 2022
- Total CIL received in 2021/22: £6.2m (2020/21: £6.5m)
- CIL Demand Notices issued (prior to start of construction) £11.9m (2020/21: £9.2m)
- CIL Liability Notices issued (on grant of planning permission): £13.9m (2020/21: £15.6m)
- Total developer contributions received (S106 legal agreements): £880k (2020/21: £5.4m)
- East Suffolk CIL Charging Schedule well advanced – consultation ended on 23rd December 2021, it was submitted for Examination in July 2022 and the Hearing was held 11th October 2022
- Further details: www.eastsuffolk.gov.uk/cil

Neighbourhood Plans

- Neighbourhood Area designated for Westerfield
- Neighbourhood Plans 'made':
 - Bredfield – May 2021
 - Kesgrave – May 2021
 - Reydon – May 2021
 - Beccles – September 2021
 - Southwold – February 2022
- Many other NPs progressing

Employment uses

Suffolk Coastal

67,500m² employment floorspace (12.5ha) completed. 2,000m² floorspace has been lost (0.4ha).

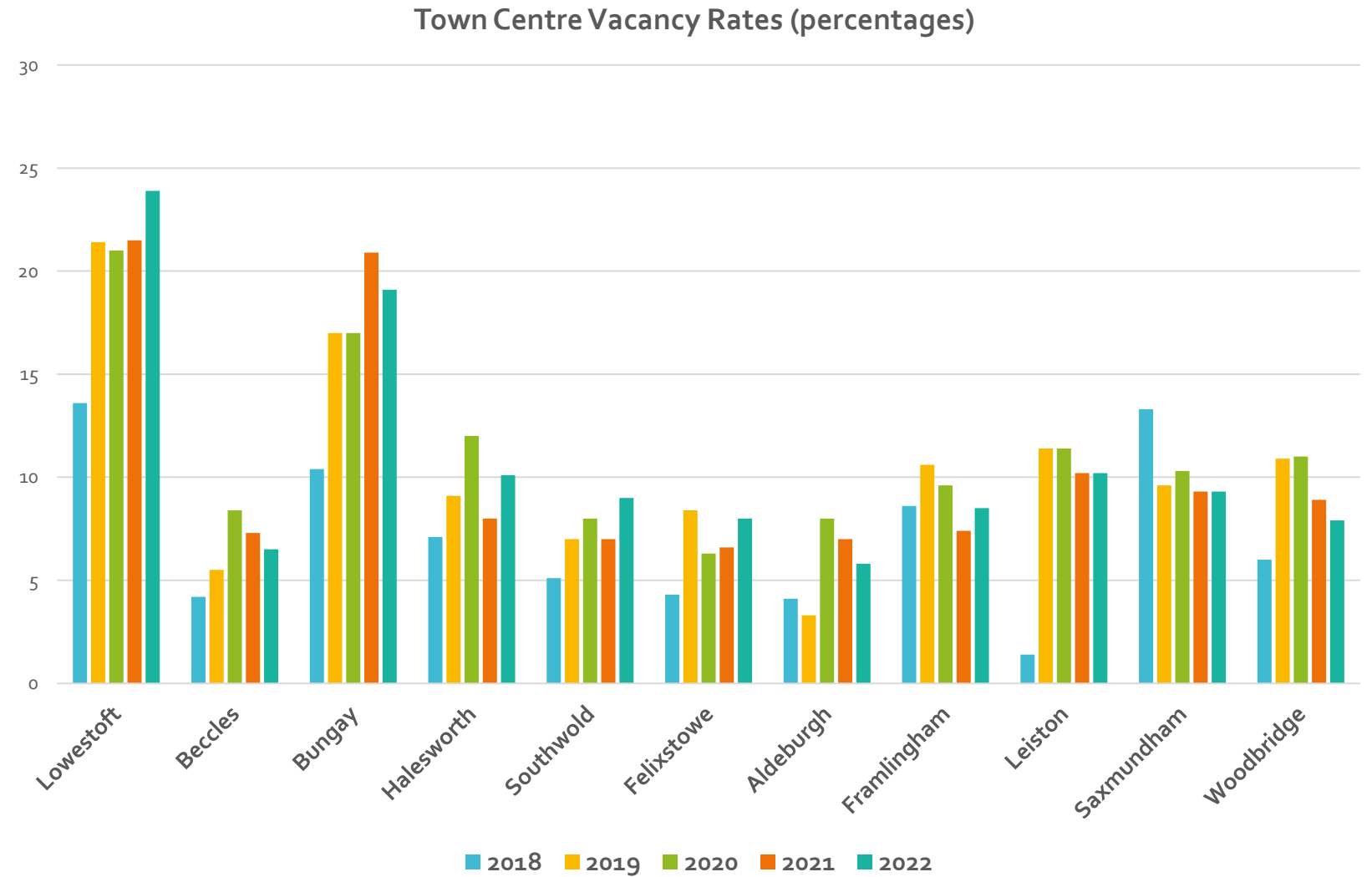
- 57,200m² distribution centre (11 ha) completed to serve Port of Felixstowe
- Losses to other uses include car sales; veterinary surgery; training centre (DigiTech Centre at Adastral Park) and residential dwellings
- 4,000m² net additional floorspace in the rural areas
- Extant planning consents for 47 hectares and losses of 2.5 hectares

Waveney

4,800m² employment floorspace (1.24ha) completed mainly storage or distribution and general industrial. 7,700m² floorspace has been lost (0.75ha).

- Demolition of 4 open sided storage sheds (7,300m²) at Jeld Wen to facilitate the construction of Tom Crisp Way as alternative access to Riverside Business Park
- Extant planning consents for 9.5 hectares and losses of 0.8 hectares

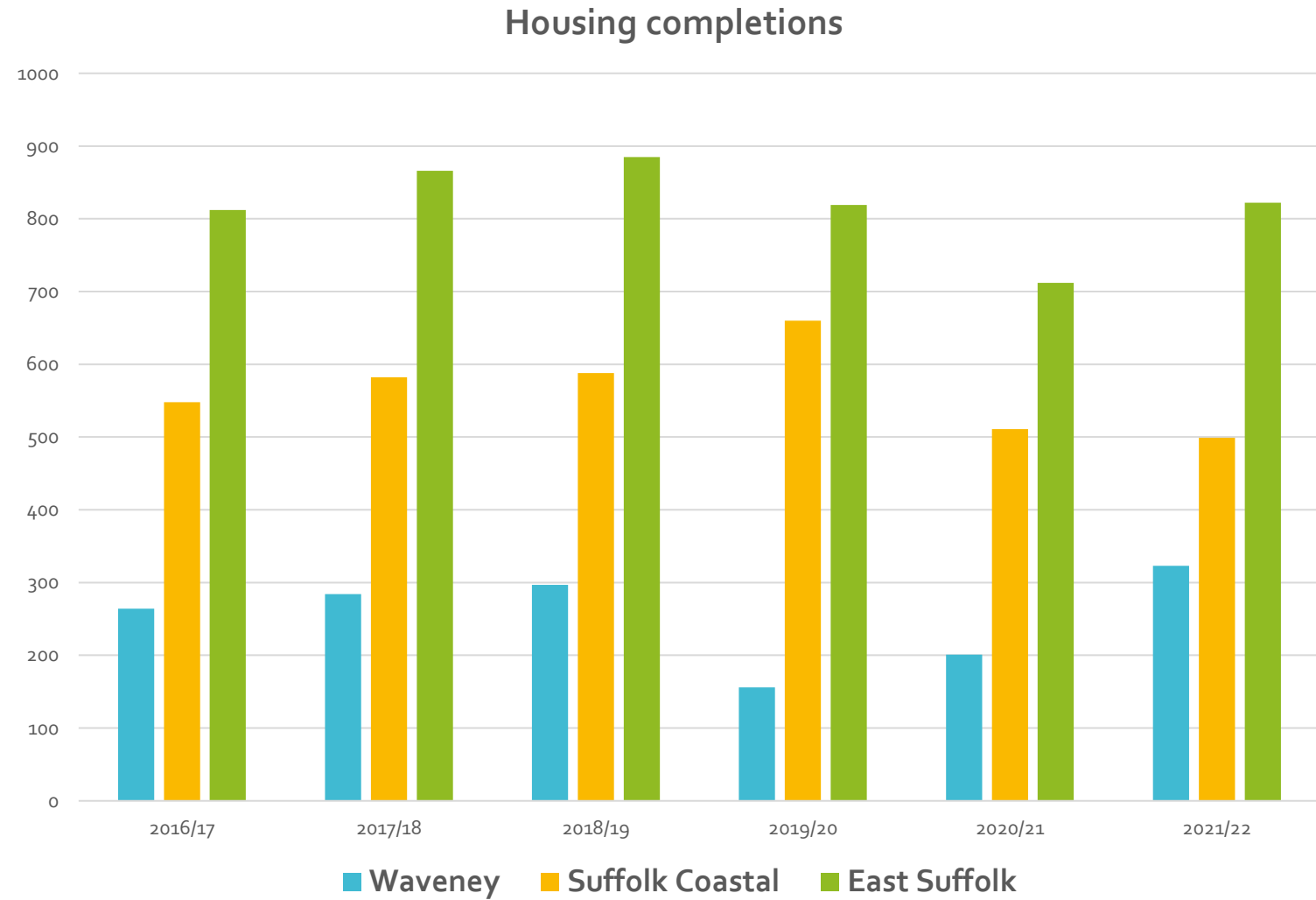
Town Centre vacancy rates



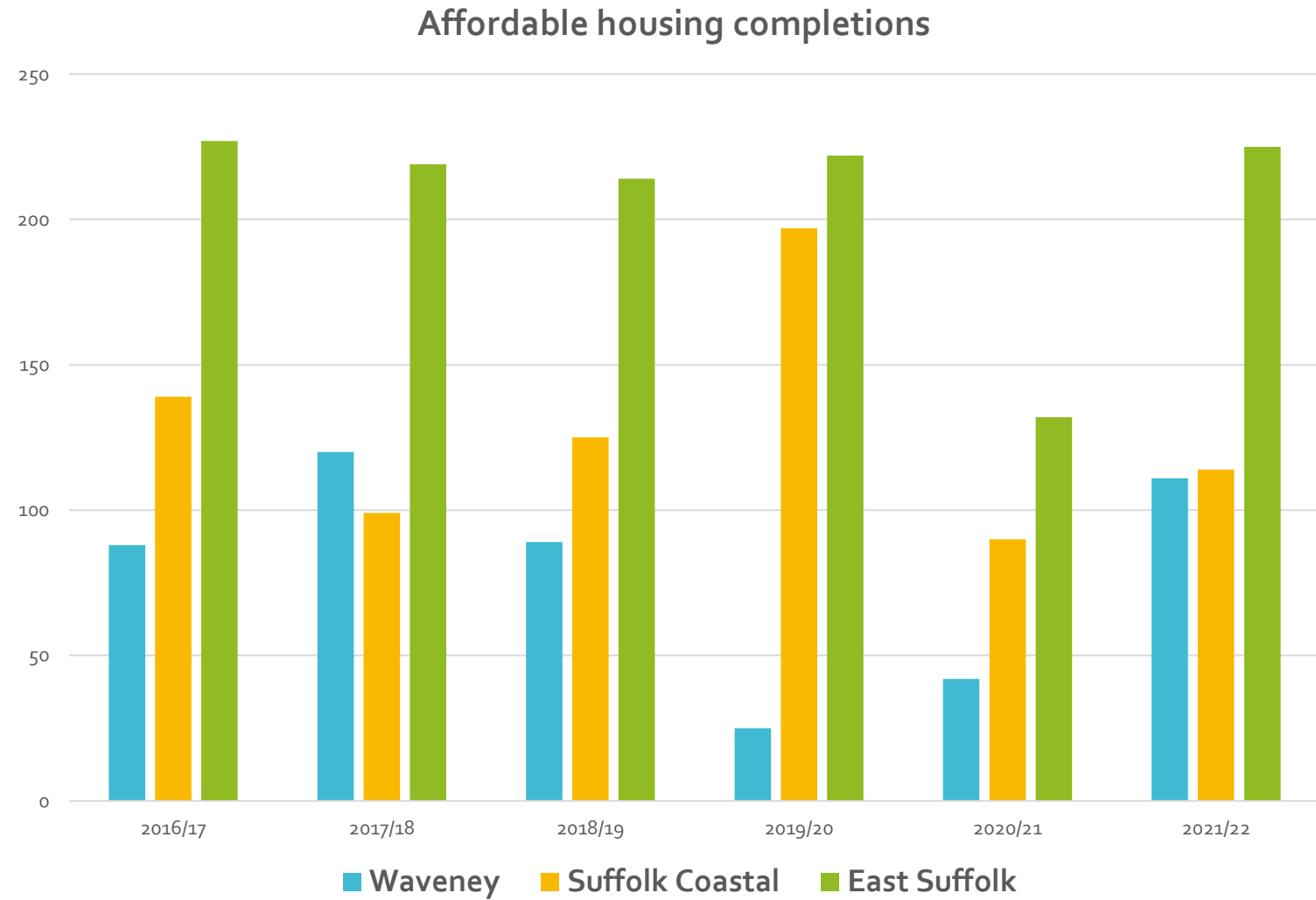
Housing I

- **822** new homes completed (499 in Suffolk Coastal and 323 in Waveney) (up from 712 in 2020/21)
- **225** affordable homes completed (114 in Suffolk Coastal and 111 in Waveney) (up from 132 in 2020/21)
- **71** plots approved for self or custom build: 56 in Suffolk Coastal and 15 in Waveney (up three from 68 in 2020/21)
- Housing Delivery Test results – East Suffolk has maintained a result of over **100%** and not been required to take further action. However, committed to publish annual Housing Action Plan
- **7,545** dwellings with planning permission (full or outline) – 4,992 in Suffolk Coastal and 2,553 in Waveney
- Housing affordability ratio 2021/2 (house prices: annual earnings) overall is **9.74** (8.39 in 2020/1)

Housing II



Housing III



Housing Land Supply

To be included sites must be '**deliverable**' (as defined in the NPPF)

This includes:

- Major sites with outline planning permission / resolution to grant subject to S106 – 'clear evidence' needed
- Allocations without permission (Local Plan or Neighbourhood Plans) – 'clear evidence' needed
- Major sites with full planning permission – considered deliverable unless evidence to the contrary
- Small sites with planning permission – considered deliverable unless evidence to the contrary
- Residential institutions (e.g. care homes) – shown separately as calculate bed space to dwellings ratio
- Windfall assumption from year 3 onwards

Housing Land Supply

Current position

As at 31st March 2022 (published November 2022)

- Suffolk Coastal Local Plan area:
6.47 years
- Waveney Local Plan area:
5.78 years
- East Suffolk:
6.15 years

Statement of Housing Land Supply as at 31 March 2022

Identifying a five year supply of deliverable land for housing

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

Published November 2022



Appeals

- Reduction in the number of appeal decisions received this year: 43 for Suffolk Coastal (73 in 2020/21) and 21 in Waveney (26 in 2020/21)
- Overall appeal dismissal rate remains high, at about 71% – shows that the Council (officers and Planning Committees) are making the “right” decisions (and even in many cases of appeals being upheld, the Inspector has simply reached a different conclusion on the planning balance)

Site Allocations

- Provides a summary of site allocations that have received planning permission during 2021/22
- Includes those Neighbourhood Plans which include land allocations
- A comprehensive list of site allocations and progress on delivery is available on East Suffolk Open Data Portal

Natural and historic environment

- **Natural Environment**

- Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) working well – SPD adopted May 2021
- Environment Bill became law Nov 2021 and Biodiversity Net Gain coming in 2023 (min 10% gain) – working with other Suffolk LAs to consider an interim approach
- Air quality improving slightly – no instances of NO₂ above the national objective of 40µg/m³ and the process of revoking the Woodbridge Air Quality Management Areas has continued (one in Stratford will remain for now)

- **Historic Environment**

- **Historic Environment SPD** adopted in June 2021
- Conservation Area Appraisals and Management Plans adopted for North Lowestoft, Bungay and South Lowestoft / Kirkley.
- Bredfield and Kesgrave Neighbourhood Plans identify a total of 16 NDHAs
- North Lowestoft and South Lowestoft Heritage Action Zones work continues. Masterplan for South Lowestoft and the Seafront published Feb 2022

Authority Monitoring Report – next steps

- Local Plan Working Group – 10th November 2022
- Planning Policy to complete monitoring and finalise document
- **Strategic Planning Committee – 5th December 2022**
- Publish AMR and related Open Data datasets before end of 2022
- Publish ‘Key Statistics’ story map early January 2023
- Publicise AMR, Open Data and Story Map early January 2023

How are we publishing the data?

East Suffolk Council Open Data

East Suffolk Open Data

Search, discover and use Planning Policy data

Explore and download East Suffolk Planning Policy data. Use the search bar above or select a data category below.


Data Categories


- Housing
- Economy
- Environment
- Neighbourhood Planning


Explore Maps


- Neighbourhood Plans
- Community Infrastructure Levy
- Brownfield Land Register 2018 Map

How are we publishing the data?


Housing


Economy


Environment


Neighbourhood Planning

Explore Maps



Neighbourhood Plans

Designated Neighbourhood Areas and Made Neighbourhood Plans

[Explore](#)



Community Infrastructure Levy Charging Zones

The way in which the council collects financial contributions from developers to help pay for new and improved infrastructure

[Explore](#)



Brownfield Land Register 2018 Map

Previously developed land considered suitable, available and achievable for residential development

[Explore](#)

About our open data

East Suffolk Council was created on 1st April 2019, covering the former districts of Suffolk Coastal and Waveney and is the Local Planning Authority for the District other than the part that lies within the Broads Authority area.

Every year, the Council is required to provide an update on the progress of the Local Plan and the effectiveness of its policies, known as an 'Authority Monitoring Report'.

This Open Data Portal contains data primarily relating to the preparation of the East Suffolk Authority Monitoring Report, covering the 1st April 2018 to 31st March 2019. It does not currently provide open data for the wider Council services.

Data available includes the number of new homes completed, the number of affordable homes completed, raw data of employment and retail surveys completed and more.

In addition, there is data from the Council's brownfield land register and self-build and custom-build registers and the locations where Neighbourhood Areas have been designated and where Neighbourhood Plans have been Made.

About East Suffolk

> 487 square miles	> 248,249 population
> 117,860 properties	> 59,000 work full-time, 32,000 work part-time
> 79km of coastline	> 56% of people are aged 16-64 and 27% aged 65+

Tweets by @east Suffolkplan



East Suffolk Council Planning Retweeted



East Suffolk Council
@EastSuffolk

The winners of our 'Quality of Place Awards', which celebrate the best building design and conservation projects in East Suffolk, have been announced! [east Suffolk.gov.uk/news/celebrati...](#)

Joint winners of the Design Award were the Listening Station and the Watch Room, Reydon...



[Embed](#) [View on Twitter](#)

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How are we publishing the data?

Filters

Reset

1 - 20 of 20 results

Date Updated ▾

Tag: Housing X

Content Type

^

☐ Feature Layer

☐ Table

☐ Web Mapping Application

Source

^

☐ robbie.cook@eastsuffolk.gov.uk

☐ matthew.payne@eastsuffolk.gov.uk

☐ jim.selby@eastsuffolk.gov.uk

Categories

^

Apply category

☐ Local Plan

☐ Housing

☐ Economy

☐ Waveney Local Plan

☐ Community Infrastructure Levy

More ▾

License

^

☐ custom

☐ none

Data

Rectangular Snip

Self Build and Custom Build Plots

jim.selby@eastsuffolk.gov.uk

Plots known to the Council that are available for self build and custom build. The plots included as having planning permission are permissions that specifically reference self build/custom build...

Type: Feature Layer

Last Updated: 29 September 2022

Rows: 21

Tags: Self Build, Housing

Data

Progress on delivery of Site Allocations in Local Plans and Neighbourhood Plans at 31 Mar 2021

robbie.cook@eastsuffolk.gov.uk

Type: Feature Layer

Last Updated: 6 January 2022

Rows: 105

Tags: Open Data, Site Allocation, Housing, Employment

Data

Housing Completions - Number of Bedrooms 2020/21

robbie.cook@eastsuffolk.gov.uk

Type: Feature Layer

Last Updated: 21 December 2021


Rows: 185

Tags: Housing, Open Data


How are we publishing the data?

view features on a map, click on individual sites for information

download spreadsheet or shapefile

 East Suffolk Council Open Data

Housing Completions - Affordable Homes 2020/21


 Private Member
Private Organization

Summary


Affordable housing types completed in East Suffolk between 1st April 2020 to 31st March 2021. This includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

[View Full Details](#)
[Download](#)


Details

 Dataset


Feature Layer

 19 December 2021


Info Updated

 19 December 2021


Data Updated

 19 December 2021


Published Date

 15 Records


[View data table](#)

 Public





Anyone can see this content

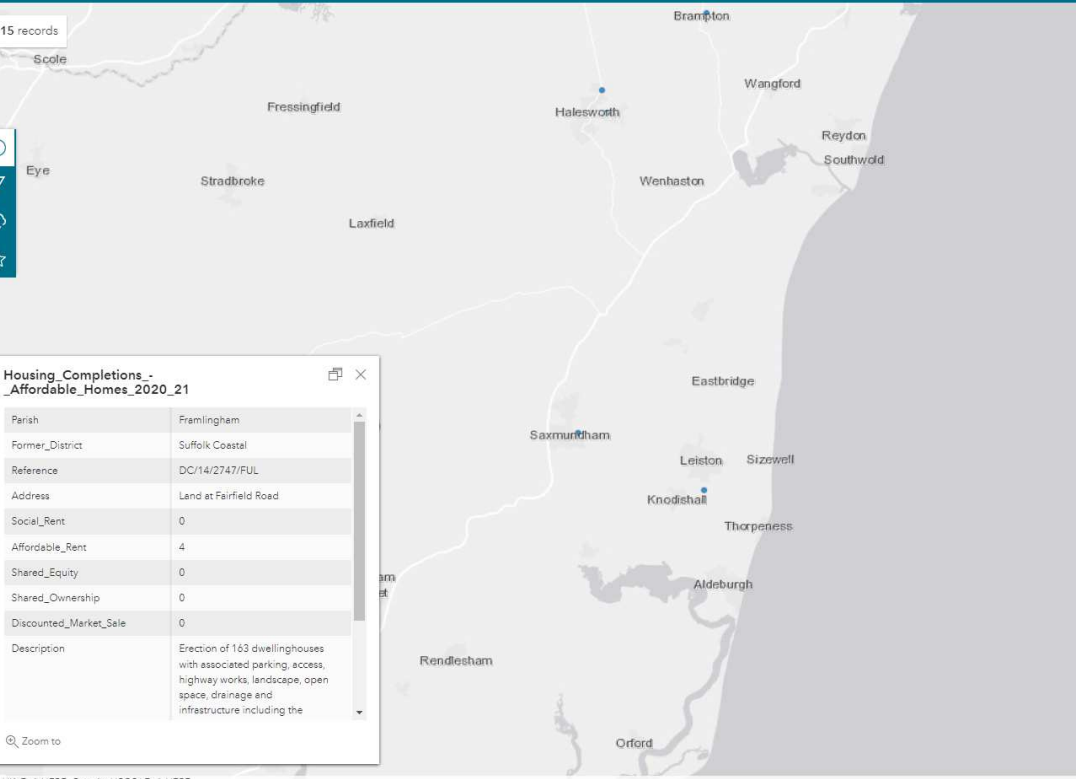
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 I want to use this


15 records





Housing Completions - Affordable Homes 2020_21

Parish	Framlingham
Former_District	Suffolk Coastal
Reference	DC/14/2747/FUL
Address	Land at Fairfield Road
Social_Rent	0
Affordable_Rent	4
Shared_Equity	0
Shared_Ownership	0
Discounted_Market_Sale	0
Description	Erection of 163 dwellinghouses with associated parking, access, highway works, landscape, open space, drainage and infrastructure including the

 Zoom to