



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

Strategic Planning Committee

Members:

Councillor Paul Ashdown (Chairman)
Councillor Debbie McCallum (Vice-Chairman)
Councillor Stuart Bird
Councillor Chris Blundell
Councillor Norman Brooks
Councillor Jenny Ceresa
Councillor Tony Cooper
Councillor Linda Coulam
Councillor Tom Daly
Councillor Mike Deacon
Councillor Andree Gee
Councillor Colin Hedgley
Councillor Mark Newton
Councillor Malcolm Pitchers
Councillor Sarah Plummer
Councillor David Ritchie
Councillor Craig Rivett
Councillor Kay Yule

Members are invited to a **Meeting of the Strategic Planning Committee** to be held in the Deben Conference Room, East Suffolk House, Melton, on **Monday, 5 December 2022 at 10.30am.**

This meeting will be broadcast to the public via the East Suffolk YouTube Channel at <https://youtu.be/B7RC8FCga4w>.

An Agenda is set out below.

Part One – Open to the Public

1	Apologies for Absence and Substitutions	
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	Minutes To confirm as a correct record the Minutes of the Meeting held on 10 October 2022	1 - 9
4	Energy Projects Update To receive a presentation on Energy Projects within East Suffolk from the Deputy Leader and Cabinet Member with responsibility for Economic Development	
5	Authority Monitoring Report 2021/22 ES/1356 Report of the Cabinet Member with responsibility for Planning and Coastal Management	10 - 140
6	Planning Policy and Delivery Update ES/1357 Report of the Cabinet Member with responsibility for Planning and Coastal Management	141 - 149
7	Planning Performance Report - October to Mid-November 2022 ES/1358 Report of the Cabinet Member with responsibility for Planning and Coastal Management	150 - 155
8	Enforcement Performance Report - July to September 2022 ES/1359 Report of the Cabinet Member with responsibility for Planning and Coastal Management	156 - 160
9	Appeals Performance Report - 20 September to 11 November 2022 ES/1360 Report of the Cabinet Member with responsibility for Planning and Coastal Management	161 - 173
10	Strategic Planning Committee's Forward Work Programme To consider the Committee's Forward Work Programme	

There are no Exempt or Confidential items for this Agenda.

Close



Stephen Baker, Chief Executive

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<p>Unconfirmed</p>



Minutes of a Meeting of the **Strategic Planning Committee** held in the Conference Room, Riverside, Lowestoft, on **Monday, 10 October 2022 at 10.00am.**

Members of the Committee present:

Councillor Paul Ashdown, Councillor Stuart Bird, Councillor Chris Blundell, Councillor Norman Brooks, Councillor Tony Cooper, Councillor Mike Deacon, Councillor Andree Gee, Councillor Colin Hedgley, Councillor Mark Newton, Councillor David Ritchie

Other Members present:

Councillor David Beavan

Officers present:

Daniel Bailes (Trainee Planner, Development Management), Martin Clarke (Licensing Manager & Housing Lead Lawyer), Mia Glass (Assistant Enforcement Officer), Matt Makin (Democratic Services Officer (Regulatory)), Andrea McMillan (Planning Manager (Policy, Delivery & Specialist Services)), Philip Ridley (Head of Planning and Coastal Management), Katherine Scott (Principal Planner (Technical Lead, Development Management)), Alli Stone (Democratic Services Officer (Governance)), Ben Woolnough (Planning Manager (Development Management, Major Sites & Infrastructure))

1 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Jenny Ceresa, Linda Coulam, Debbie McCallum, Sarah Plummer, Craig Rivett and Kay Yule. Councillor David Beavan attended the meeting as Councillor Plummer's substitute.

2 Declarations of Interest

No declarations of interest were made.

3 Minutes

On the proposition of Councillor Cooper, seconded by Councillor Hedgley it was by a majority vote

RESOLVED

That the Minutes of the Meeting held on 6 June 2022 be agreed as a correct record and signed by the Chairman.

4 Energy Projects Update

This item was **WITHDRAWN** from the agenda as Councillor Rivett had given his apologies to the meeting.

5 Major Sites Update

The Committee received a presentation on major development sites in East Suffolk. The Cabinet Member with responsibility for Planning and Coastal Management introduced the presentation and invited the Planning Manager (Development Management, Major Sites and Infrastructure) to address the Committee.

The Planning Manager outlined the structure of the Major Sites and Infrastructure team and announced that recruitment to the vacant position in the team had taken place, which would bring the team to full capacity.

The Planning Manager provided summary updates on the following major development sites:

- North of Lowestoft Garden Village
- Kirkley Waterfront and Sustainable Urban Neighbourhood
- Land South of the Street, Carlton Colville/Gisleham
- Beccles and Worlingham Garden Neighbourhood
- South Saxmundham Garden Neighbourhood
- Brightwell Lakes
- North Felixstowe Garden Neighbourhood

The Planning Manager noted that the Kirkley Waterfront and Sustainable Urban Neighbourhood was reliant on the completion of the Gull Wing Bridge and Lowestoft Tidal Flood Barrier to come forward.

The Committee was advised that Brightwell Lakes was the most advanced major development site in East Suffolk and that visible development on the site was anticipated in 2023, with significant groundwork having taken place on the site to facilitate construction. The Planning Manager advised that the Section 106 Agreement for the development had been modified to remove the requirement for a gas supply for the proposed secondary school on the site, meaning that the site would be electric only with air source heat pump systems. The Committee was informed of the trajectory of house building planned across the site.

The Planning Manager acknowledged that part of the North Felixstowe Garden Neighbourhood site was already being developed as planning permission had already been granted and this had resulted in significant changes to Candlet Road. The Committee was assured that the wider site would be subject to a masterplan and that the current development would be incorporated into this, with two individuals from Public Practice recruited for this and other masterplan work following Full Council agreeing funding as landowner of part of the site.

The Chairman invited questions to Councillor Ritchie and the officers.

The Planning Manager highlighted that masterplanning was about understanding phasing and delivery on a site so that infrastructure can be delivered alongside housing development, and this was achieved through the blend of CIL and Section 106 funding. The Committee was informed that hearings would be taking place on 11 October 2022 to examine the Council's draft CIL Charging Schedule and although the proposed CIL rates would be lower, Section 106 agreements would require developers to deliver infrastructure directly.

In respect of First Homes, officers advised this should be 25% of affordable housing on sites and that occupants would be required to submit extensive information for the Council to assess as the Local Planning Authority to ensure they meet the criteria. The Committee was advised that some First Homes were coming forward as part of an early government programme.

The Planning Manager outlined what the passivhaus design process was and said that although not a requirement, officers would prefer to see this approach taken by developers it was not a requirement. The Planning Manager considered that East Suffolk Council was leading the way by applying the passivhaus design approach to its development of the former Deben High School site in Felixstowe. The Planning Manager highlighted the forthcoming changes to Buildings Regulations that would improve energy efficiency for new-build houses.

In response to a question on the site at Copperwheat Avenue, Reydon, the Planning Manager was not aware of any evidence of land banking and confirmed that officers had held pre-application discussions with developers, requesting they engage with the community as soon as possible. Officers anticipated that a reserved matters application for the site would be made some time in 2023.

Councillor Deacon sought clarity on part of the Candlet Road development site, within the wider North Felixstowe Garden Neighbourhood site, being fenced off. The Planning Manager noted that this site had an allocated parcel of land for development of a primary school, which was required to be safeguarded as a condition of the Section 106 Agreement. The Planning Manager noted that ongoing discussions were taking place if this site was the best place for a school in the wider context of the North Felixstowe Garden Neighbourhood.

The Planning Manager advised the Committee that officers hoped to have an update on the Police Headquarters site in Martlesham, having recently met with Suffolk Constabulary and its consultants. The Planning Manager noted that statutory consultees continued to hold objections regarding the site.

In response to a question from the Chairman, the Committee was informed that although discussions had taken place on the development of the site off Union Road, Oulton, there was no live application.

6 Planning Performance Report - 1 October 2020 to 20 September 2022

The Committee received report **ES/1302** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning

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

Councillor Ritchie introduced the report and congratulated the Planning team for the performance in the most recent quarter, which was well within the parameters set by the government for the period, noting the hard work of senior officers to sign off a high volume of planning applications determined under delegated authority.

Councillor Ritchie drew the Committee's attention to information in report that highlighted a misinterpretation of statistics where Listed Building Consent applications had been included with minor applications, which had resulted in previous reports to the Committee showing different figures to those which were used by the government in assessing the Council's performance.

The Committee was advised that the number of planning applications in the current two-year period had peaked during the lockdowns and Councillor Ritchie pointed out that the Development Management team was not quite at full capacity in terms of staffing levels. Councillor Ritchie noted the work of the Planning Manager (Development Management, Major Sites and Infrastructure) in reorganising the team and its processes and considered that performance was increasing as a result.

The Planning Manager echoed Councillor Ritchie's thanks and said the whole Planning service, along with other teams in the Council, had all played an important part in the recent performance increase.

The Principal Planner (Technical Lead) summarised the revised figures contained in the update sheet that had been published on 7 October 2022, noting the performance over the two-year period against both the national targets and the Council's own stretched targets. The Principal Planner highlighted that in total, over 10,200 applications had been processed by the Planning service during that period and officers were conscious of making both quality and timely decisions.

The Chairman invited questions and comments to Councillor Ritchie and the officers.

The Head of Planning and Coastal Management, in a response to a question on the impact of officers working from home on performance, considered that flexible working arrangements had benefitted his team and increased its output. The Head of Planning and Coastal Management said officers had been working brilliantly over the last two years and reflected on the changes to processes and the team structure during this time. The Head of Planning and Coastal Management assured the Committee that working arrangements would continue to be monitored going forward.

The Head of Planning and Coastal Management clarified some of the acronyms used in the report and confirmed that the Development Management team was carrying two vacancies, citing the national issues in Planning recruitment and the challenges in being able to recruit experienced Planners.

On the proposition of Councillor Ritchie, seconded by Councillor Deacon it was by a unanimous vote

RESOLVED

That the content of the report be noted.

7 Proposals to Improve the Delivery and Performance Monitoring of Planning Enforcement at East Suffolk Council

The Committee received report ES/1303 of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an overview of the proposed plan of action for resolving issues highlighted within the Audit Report of the delivery of Planning Enforcement.

Councillor Ritchie introduced the report and outlined the current structure of the Enforcement team within the Council's Planning service. Councillor Ritchie highlighted the Council's wish to have a first-rate Enforcement service and was pleased to be able to present the proposals to the Committee. Councillor Ritchie expressed gratitude to the Scrutiny Committee for its input on this issue and its positive feedback on the proposed changes to the Enforcement service, as well as to the Council's Internal Audit team for its recommendations.

The Planning Manager (Development Management, Major Sites and Infrastructure) provided a case study of an Enforcement case at land adjacent to Oak Spring, Darsham, which had concluded at the High Court the previous week. The Committee received an outline of the enforcement history on the site and the breaches of planning control between 2017 and 2022 and the actions taken and available to the Council. The Planning Manager confirmed that an injunction had been sought and this was granted by the High Court, with the Council being awarded costs of £8,000.

The Chairman invited questions on the enforcement case study.

Several questions were asked by members of the Committee in relation to retrospective planning applications and the options available to the Council. Officers empathised with Members' frustrations about retrospective applications but were clear that the Council, as the Local Planning Authority, was required to consider all planning applications on their merits and cannot penalise applications that are retrospective. The Planning Manager noted that retrospective applications were made at the applicant's risk, as if planning permission should not be granted, they would be required to restore the site to its original condition.

The Licensing Manager & Housing Lead Lawyer was able to advise the Committee that the injunction granted by the High Court required the site at Darsham to be restored to its original condition by 6 March 2023; the Committee was advised that if the site owner does not meet the injunction, they may be liable to sanctions including a fine and/or a custodial sentence.

The Committee received a presentation on the proposals to improve Planning Enforcement from the Principal Planner (Technical Lead), who summarised the key actions as being caseloads and resources, use of software and digitisation, the signing off process, reporting of updates on cases to Members, and questions from Members

on enforcement cases not included in the case update reports to the Planning Committees North and South.

The Principal Planner outlined how the new document management system (DMS) would assist in simplifying processes and how officers will be able to accurately identify the current number of breaches at a given time. The new system would also produce more statistics and provide an accurate portrait of how officer time is spent on enforcement cases. The Principal Planner detailed that the new systems would automatically prompt cases for sign off, reducing the risk of cases being overlooked.

Officers summarised the changes to the case update report presented to the Planning Committees North and South, particularly the change to the report template that would provide information in a clearer manner. The Principal Planner also set out the protocol for asking questions on cases not included in these reports, so to avoid prejudicing cases at an early stage in a public forum.

The Chairman invited questions and comments to Councillor Ritchie and the officers.

The Planning Manager set out where the four and ten-year rules were applicable on dealing with planning breaches and explained that cases of highest priority were not allowed to reach this point. The Planning Manager advised that on rare occasions, low priority cases where it was considered not to be beneficial to act would result in these time limits passing and lawful use being achieved on those sites. Members were advised that there was less control on the occasions where breaches only come to the Council's attention shortly before the expiration of these time limits.

The Planning Manager confirmed that the Planning service had been working with the Council's ICT department, including the Head of Digital and Programme Management, on implementing the new systems detailed in the presentation. The Committee was informed that this action was a key part of the proposed improvements and that the new DMS would be more user-friendly and flexible.

The Head of Planning and Coastal Management was of the view that an additional Planning Enforcement Officer and the addition of administrative support would be sufficient and would have a positive impact on the team's workload. The Head of Planning and Coastal Management welcomed comments from Members on the efficiency of officers in the team.

On the proposition of Councillor Ritchie, seconded by Councillor Bird it was by a unanimous vote

RESOLVED

That the content of the report be noted.

8 Enforcement Performance Report - April to June 2022

The Committee received report **ES/1304** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided information on the performance of the enforcement section of the Development Management Team.

Councillor Ritchie introduced the report, considering the figures to be satisfactory and noting that more enforcement cases had been closed than opened in the last quarter. The Committee was advised that the most significant reason for closure was lack of a planning breach, followed by compliance being achieved or planning permission being granted for the existing use. Councillor Ritchie highlighted that the number of complex enforcement cases was fewer than it had been.

There being no questions or debate it was on the proposition of Councillor Ritchie, seconded by Councillor Brooks and by a unanimous vote

RESOLVED

That the content of the report be noted.

9 Appeals Performance Report - 20 May to 19 September 2022

The Committee received report **ES/1305** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning performance of the Development Management Team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.

Councillor Ritchie introduced the report and highlighted that the majority of appeals had been in the Council's favour, with learning points being taken from appeals upheld by Planning Inspectors. Councillor Ritchie noted that one appellant had sought a Judicial Review of an appeal refused by the Planning Inspectorate; the application for the review had been refused and the Council's decision upheld.

There being no questions or debate it was on the proposition of Councillor Ritchie, seconded by Councillor Gee and by a unanimous vote

RESOLVED

That the content of the report be noted.

10 Planning Policy and Delivery Update

The Committee received report **ES/1306** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on key elements of the current work programme, including the preparation of Supplementary Planning Documents, Neighbourhood Plans and strategies on specific topics such as cycling and walking, and on housing delivery.

Updates, as appropriate, were also included for specialist services (Design and Conservation, Arboriculture and Landscape (including Rights of Way) and Ecology) that form part of the Planning Policy and Delivery Team. An update was also provided on the delivery of infrastructure to support growth through the Community Infrastructure Levy (CIL).

Councillor Ritchie introduced the report and noted recent appointments to the Specialists Services section of the team, which brought more specialist services in-house and reduced the Council's reliance on external consultants. The Committee was advised that the Lound with Ashby, Herringfleet & Somerleyton Neighbourhood Plan had been made by the Full Council and that the inspection of the Draft Bungay Neighbourhood Plan had been completed and was moving to the referendum stage.

The Planning Manager (Policy, Delivery and Specialist Services) considered that her team had a significant work programme. The Planning Manager noted that several neighbourhood plans had reached an advanced stage and this reflected the hard work of the communities involved, and noted that since the publication of the report the Decision Statements had been issued for the Worlingham Neighbourhood Plan, which was a significant milestone.

The Planning Manager announced that the Cycling and Walking Strategy had been adopted by the Cabinet at its meeting on 4 October 2022 and that a presentation would be made to the Full Council at its meeting on 23 November 2022 to ensure all Members are aware of the information within the document. The Planning Manager said this was a culmination of a significant piece of work and that officers will now be working to implement the Strategy.

The Committee was updated on the development of the Housing in Clusters and Small Scale Residential Development Supplementary Planning Document (SPD) which had been to public consultation and would be presented to Cabinet for adoption on 1 November 2022.

The Planning Manager highlighted that the hearing on the Council's Draft Community Infrastructure Levy (CIL) Charging Schedule was being held at East Suffolk House, Melton, on 11 October 2022, and also explained that several projects were underway in the Design and Conservation Team, with Aldeburgh Conservation Area proposals going to public consultation in due course.

The Chairman invited questions and comments to Councillor Ritchie and the officers.

In response to a question on the number of SPDs produced or planned for, the Planning Manager advised that SPDs were produced where there was a specific need and were designed to be concise documents to support the planning decision-making process. All consultation responses were taken into account during the process.

Officers confirmed that Felixstowe did not have a Neighbourhood Plan and therefore received CIL from developments at a lower rate. The Planning Manager (Development Management, Major Sites and Infrastructure) highlighted that 3% of CIL collected was being set aside to fund projects in rural areas where there was a need to develop infrastructure in advance of possible future development.

NOTE: At this point in the meeting, Councillor Stuart Bird declared an Other Registerable Interest in the item as both a member of Felixstowe Town Council and Chairman of that local authority's Planning & Environment Committee.

On the proposition of Councillor Ritchie, seconded by Councillor Cooper it was by a unanimous vote

RESOLVED

That the content of the report be noted.

11 Strategic Planning Committee's Forward Work Programme

The Committee considered its Forward Work Programme.

It was noted that an update on major development sites would be received by the Committee every six months and that the Forward Work Programme would be updated to reflect this.

The meeting concluded at 11.40am.

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Chairman

STRATEGIC PLANNING COMMITTEE

Monday, 05 December 2022

Subject	Authority Monitoring Report 2021/22
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officers	Adam Nicholls Principal Planner (Policy & Delivery) adam.nicholls@eastsuffolk.gov.uk 07881 005429 Andrea McMillan Planning Manager (Policy, Delivery and Specialist Services) andrea.mcmillan@eastsuffolk.gov.uk 07766 071710

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:

1. The Authority Monitoring Report (AMR) is produced annually to provide information on the progress of producing and implementing the Council's Local Plans.
2. The Council monitors planning applications throughout the year to provide a basis on which to judge the implementation and effectiveness of policies contained within Local Plans and Neighbourhood Plans. Monitoring data collected by the Council is used alongside information collected from other sources such as Suffolk Observatory, Office of National Statistics and Natural England.
3. The 2021/22 AMR covers the monitoring period 1st April 2021 to 31st March 2022.

Options:

The Council is required to prepare and publish its AMR in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), so there are no other credible options.

Recommendation/s:

1. That the East Suffolk Authority Monitoring Report covering the period 1st April 2021 to 31st March 2022 be published.
2. That the Head of Planning and Coastal Management Service, in consultation with the Cabinet Member for Planning and Coastal Management, be given delegated authority to make any necessary minor typographical or presentational changes to the document prior to formally publishing it.

Corporate Impact Assessment

Governance:

The Local Plan Working Group oversees the preparation of the Authority Monitoring Report.

ESC policies and strategies that directly apply to the proposal:

The two adopted Local Plans for East Suffolk (Waveney Local Plan and Suffolk Coastal Local Plan).

Environmental:

No direct impact, although many environmental indicators are reported in the AMR.

Equalities and Diversity:

This report is for information only, so no Equality Impact Assessment is required. However, some of the information and analysis relates to equalities and diversity (such as affordable housing completions and various health and economic indicators).

Financial: The AMR has been prepared by the Planning Policy and Delivery Team, who continually monitor the progress of the Local Plan policies and planning applications that are received and determined by the Council. The financial costs of this are already accounted for within existing staff budgets for the Planning and Coastal Management Service Area.
Human Resources: No impact.
ICT: No impact.
Legal: The AMR has been prepared in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and will be published on the Council's website.
Risk: None directly, but the AMR highlights where there are potential environmental, social and/or economic risks which may need mitigating/addressing.

External Consultees:	None
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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 checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input checked="" 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"/>
<p>How does this proposal support the priorities selected?</p> <p>The Authority Monitoring Report collates and analyses a wide range of environmental, social and economic data and information of relevance to East Suffolk, especially in relation to the implementation of the policies of the two Local Plans.</p>			

Background and Justification for Recommendation

1 Background facts	
1.1	The Council produces the Authority Monitoring Report (AMR) each year to show progress on producing and implementing the Local Plans. This report covers East Suffolk as a whole and provides specific information relating to the Suffolk Coastal Local Plan, Waveney Local Plan and Neighbourhood Plans.
1.2	<p>The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires key pieces of information to be covered by an Authority Monitoring Report, such as:</p> <ul style="list-style-type: none"> • Progress on the Local Plan against the timetable in the Local Development Scheme; • Details of any Neighbourhood Plans or Neighbourhood Development Orders that have been ‘made’ (adopted); • Any action taken under the Duty to Co-operate; • Details of any policies not being implemented; • Net amount of additional affordable housing; and • Total housing (and affordable housing) completed against annual requirements.
1.3	This AMR covers the monitoring period 1 st April 2021 to 31 st March 2022 and provides monitoring information against indicators in the Local Plans, such as housing completions, town centre uses, tourism applications, environmental designations and the planning applications that the Council received.
1.4	The Suffolk Coastal Local Plan was adopted in September 2020. This is therefore the first AMR covering a full year of monitoring information (the 2020/21 AMR covered only the first six months of the life of the Local Plan).
1.5	The Local Plan covering the former Waveney area was adopted in March 2019. This is therefore the third monitoring report covering the adopted Waveney Local Plan.

1.6	The previous individual local authorities have a long and established history of producing AMRs. Suffolk Coastal District Council and Waveney District Council both first published an AMR in December 2005 to cover the monitoring period 2004/05, and they have been produced every year since (as a single East Suffolk AMR since 2018/19).
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2 Current position	
2.1	In accordance with the regulations and examples of best practice, the AMR for East Suffolk (see Appendix A) includes sections which focus on specific aspects of the Local Plan process.
2.2	Chapter 1 introduces the document, with Chapter 2 outlining the content and structure of the report.
2.3	Chapter 3 provides information in relation to the progress of the Local Plan documents against the milestones outlined in the Local Development Schemes. As both Local Plans are adopted and no Local Plan preparation work took place during 2021/22, there were no milestones for this monitoring period.
2.4	As set out in Chapter 4, many Neighbourhood Plans progressed their production during 2021/22, with five 'made' (adopted) – Bredfield, Kesgrave, Reydon, Beccles and Southwold.
2.5	<p>Chapter 5 relates to the Community Infrastructure Levy (CIL). The Council is required to produce an annual Infrastructure Funding Statement (IFS), which details developer contribution income, allocations and spending as well as the Infrastructure List; the list of projects that developer contributions may fund to support the local plan growth. The <u>2021/22 IFS</u> was approved by Cabinet in September 2022 and contains financial reports relating to CIL and Section 106 contributions, which no longer need to be reported in the AMR. However, the headline figures (which are included in the AMR) for 2021/22 show (unsurprisingly) some changes to the 2020/21 figures:</p> <ul style="list-style-type: none"> • CIL received in the monitoring period was £6.2m (a small decline) • CIL Demand Notices (for development commenced in the period) totalling £11.9m (over £2m more) • CIL Liability Notices (issued on the grant of CIL chargeable development) totalling £14m (about £1.6m less) • Total developer contributions (£106 contributions and RAMS habitat mitigation) received by East Suffolk Council was £870,000, a significant (but not worrying) drop from the previous year. Other contributions, for highways works or Education (for example) were made to direct to Suffolk County Council). Any contributions directly received by other bodies will be reported in their own Infrastructure Funding Statement • The Council has been finalising a single CIL Charging Schedule for the whole of East Suffolk (to replace the current Suffolk Coastal and Waveney Charging Schedules). The Examination Hearing took place in October 2022, and it is hoped that the Examiner's report will be submitted to the Council before the end of 2022.
2.6	Under the Localism Act 2011, Local Planning Authorities are required to engage constructively, actively and on an on-going basis in relation to strategic cross-boundary planning matters. East Suffolk Council regularly engages with neighbouring authorities and other prescribed bodies to ensure co-operation on various matters throughout the production and implementation of Local Plan documents. This is reported in Chapter 6.

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

- Planning appeals – a significant decline in appeals (a total of 64 compared to 99 in 2020/21) but the dismissal rate remains high (about 70%), which shows that the Council is generally making correct decisions. Very few “costs awards” were made by inspectors because of “unreasonable” behaviour by the Council in defending appeals.
- Employment – overall there has been a relatively small increase in employment floorspace across East Suffolk. In Suffolk Coastal there was an increase of about 68,000m² (largely for a new distribution centre in Trimley St Martin, to serve the Port of Felixstowe). In Waveney, about 5,000m² of employment floorspace was completed, but about 7,700m² was lost (some sheds on the former Jeld Wen site in Lowestoft were demolished (7,300m²), to enable the construction of Colin Law Way, the access road to Riverside Business Park), leading to a net loss of about 3,000m².
- Retail – the number of vacant units in the town centres changed relatively little overall, with some rising slightly and some falling slightly. Lowestoft continues to have the highest proportion of vacancies, increasing from 21.5% to 24% and there were smaller increases in Halesworth, Felixstowe and Framlingham (with vacancy rates of 8-10%). Small (but welcome) declines were seen in Beccles, Bungay and Woodbridge, with Aldeburgh having the lowest vacancy rate of 5.8%.
- Housing – 822 new homes were completed during the monitoring period (499 in Suffolk Coastal and 323 in Waveney); in terms of affordable homes, a total of 225 were completed (114 in Suffolk Coastal and 111 in Waveney). The Housing Delivery Test for the period 2017/18-2020/21, published in January 2022, showed 107% delivery in East Suffolk as a whole. The Housing Affordability ratio has increased to 9.74 (from 8.39). An update to the Housing Action Plan was published in August 2021, and has been reviewed again this year.
- Transport – applications received generally in conformity with the Suffolk County Council guidance on parking standards. Local Plan policies seek to further increase use of sustainable modes of transport.
- Climate Change – No planning applications have been approved in the monitoring period against Environment Agency advice on flood risk. In addition, the Council:
 - prepared the Sustainable Construction Supplementary Planning Document (SPD) (adopted in April 2022), which provides clear guidance for how developers can comply with the two Local Plan policies on methods of sustainable construction
 - completed the formal consultation on the East Suffolk Cycling & Walking Strategy in early 2022, and adopted the Strategy in October 2022
 - has continued work (with Great Yarmouth Borough Council, North Norfolk District Council and the Broads Authority) on the preparation of a single Coastal Adaptation SPD, with the formal draft consultation planned for January 2023.
- Natural Environment – no instances of nitrogen dioxide above the national objective level of 40µg/m³ and air quality actually improved. One of the two Air Quality Management Areas remain (at Woodbridge) has been

	<p>under the limit for some years and the process of de-designating it has continued. The other AQMA, at Stratford St Andrew, has seen improvements too and it is hoped that it will continue to stay below the 40µg/m³ limit, which could lead to the de-designation process eventually too.</p> <ul style="list-style-type: none"> • Historic Environment – key points are: <ul style="list-style-type: none"> ○ Work on the South Lowestoft Heritage Action Zone (HAZ) continued, with a Conservation Area Appraisal and Management Plan completed in January 2022, and a masterplan for South Lowestoft and the Seafront prepared in February 2022 ○ North Lowestoft Conservation Area continues to be considered “at risk” by Historic England, due to some unsympathetic works to various buildings but a feasibility study for the North Lowestoft HAZ, Scores and Triangle Market area was prepared in October 2021 as part of measures to improve the area. The trend is now “improving”, a positive trend from the “deteriorating significantly” position of previous years ○ Three replacement Conservation Area appraisals were approved (North and South Lowestoft and Bungay) • Health – communities in the former Suffolk Coastal area generally have better health and life expectancy than communities in the former Waveney area (especially some parts of inner Lowestoft). Rates of physical activity are below the national average and obesity rates for both adults and children (Yr 6, age 10/11) remain high. • Site Allocations – this section provides a summary of site allocations in the two Local Plans and ‘made’ Neighbourhood Plans which have been granted planning permission during the monitoring year (2021/22).
2.8	Chapter 8 relates to the Sustainability Appraisals that support the Local Plan documents. Tables provide a summary of potential significant effects (positive and negative) identified in the Council’s Sustainability Appraisals. Monitoring of these enables the potential significant effects to be assessed and any remedial action to be taken if required.
2.9	The document also includes four appendices to provide further detail, justification and information in respect of the details included in the AMR.
2.10	The AMR for the monitoring period 2021/22 shows that the policies in the Local Plans and Neighbourhood Plans across the district are generally performing as expected. The policies are all evidence based and examples of best practice. They provide consistency of decision making for those wishing to bring forward applications and certainty for the local communities in respect of the future development and infrastructure requirements across the District.

3 Relationship to Housing Land Supply

3.1	The AMR largely reports on progress on the implementation of the Local Plans over the past monitoring year. The Council also has a duty to annually update its housing land supply position, to set out its supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against the housing requirement.
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3.2	As both of the Council's Local Plans are less than five years old, the supply is measured against the housing requirements in the Local Plans (where plans are over five years old, the assessment is made against housing need calculated using the Government's standard methodology). Account is also taken of any shortfall in delivery over the plan period and an appropriate buffer is then added on top, as required by the National Planning Policy Framework (for East Suffolk this is 5% for the figures as at March 2022).
3.3	The five-year supply is made up of many sites of a range of sizes, including most sites with full planning permission, some sites with outline permission and some allocations in Local Plans and Neighbourhood Plans. To be included, sites must meet the definition of 'deliverable' as set out in the NPPF. For some categories of site, including allocations without permission and larger sites with outline permission, to be included clear evidence must be provided to demonstrate that housing completions will begin on site within five years. An appropriate allowance is also made for windfall development – these are developments that are not yet known however reflects that the Local Plans contain policies to support appropriate development coming forward that is not allocated (for example development within Settlement Boundaries and affordable housing on 'exception' sites).
3.4	The housing land supply positions as at 31 st March 2022 were published in November 2022, and are very little changed from the previous year (see Background Reference below for a link). For both Local Plan areas, there is a 5-year supply: <ul style="list-style-type: none"> • Suffolk Coastal Local Plan area: 6.47 years (previously 6.52 years) • Waveney Local Plan area: 5.78 years (previously 5.74 years)
3.5	Whilst the numbers are similar, the updated assessment includes sites granted permission over the course of 2021/22, whilst some sites included last year now feature in the housing completion figures. A large number of dwellings sit outside the five-year supply period, where there is insufficient evidence that completions will take place during the next five years. This includes many dwellings on allocated sites as well as dwellings with outline consent (especially the largest sites, which can have long lead-in times). However, as time goes on progress will be made and these sites should feature in the five-year supply in the future, just as sites currently being developed will in turn drop out of the supply and be recorded as completions in future AMRs.
3.6	The Council also has a Housing Action Plan which it updates each year and which has been reviewed again in 2022 (to be published shortly). The Housing Action Plan contains actions to support the delivery of housing. These actions will, by supporting appropriate housing development coming forward, contribute towards the maintenance of a five-year supply.
3.7	The Housing Action Plan highlights that some of the factors affecting housing delivery are national, such as increased costs of construction materials, but also sets out a series of actions for the planning service and wider Council to support the delivery of housing. To date Housing Action Plans have included actions such as engaging with landowners and developers to understand any issues affecting development, updating the Local Validation List and recruiting to vacant posts.

4 Reason/s for recommendation	
4.1	In order to publish the AMR for the monitoring period 2021/22, the Council's Constitution outlines that Strategic Planning Committee is required to review and monitor the operational impact of the Council's planning policies and development management activities.

Appendices

Appendices:	
Appendix A	East Suffolk Authority Monitoring Report 2021/22

Background reference papers:		
Date	Type	Available From
November 2022	Statement of Housing Land Supply as at 31 st March 2022, and Appendices	www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/open-data/housing-land-supply/
Various	Housing Action Plan	www.eastsuffolk.gov.uk/planning/housing-action-plan/

Monitoring Report 2021/22

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

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

Published December 2022



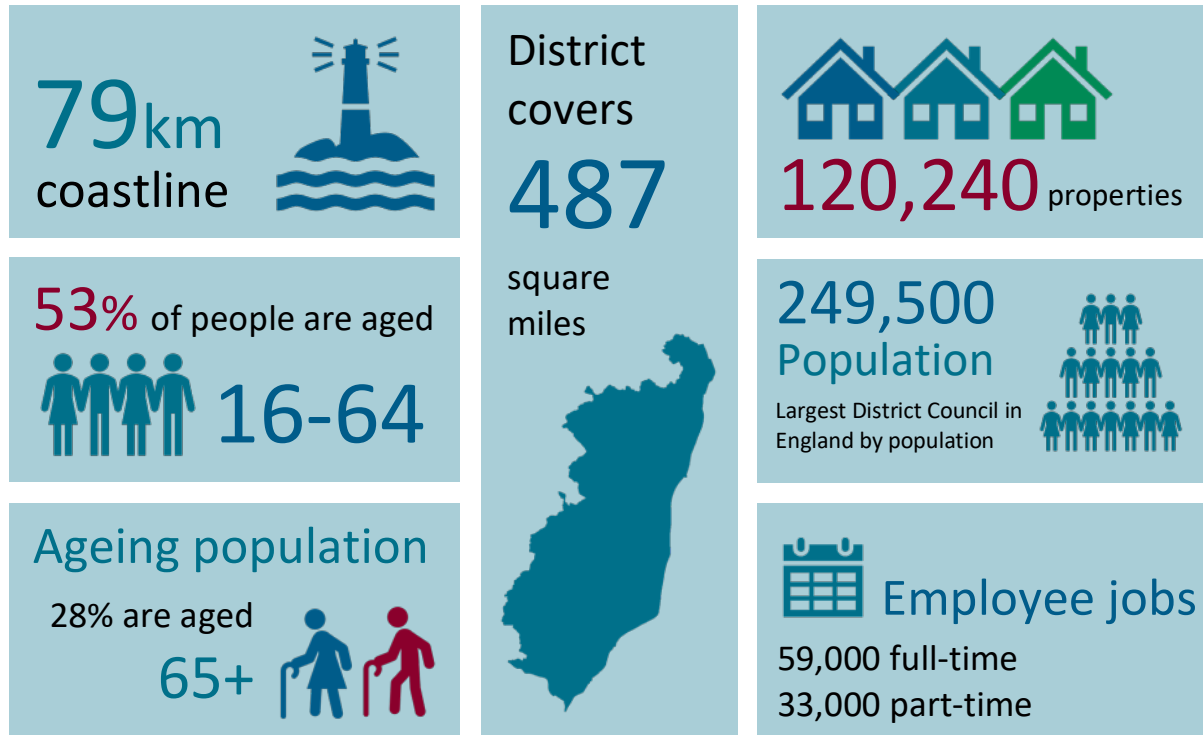
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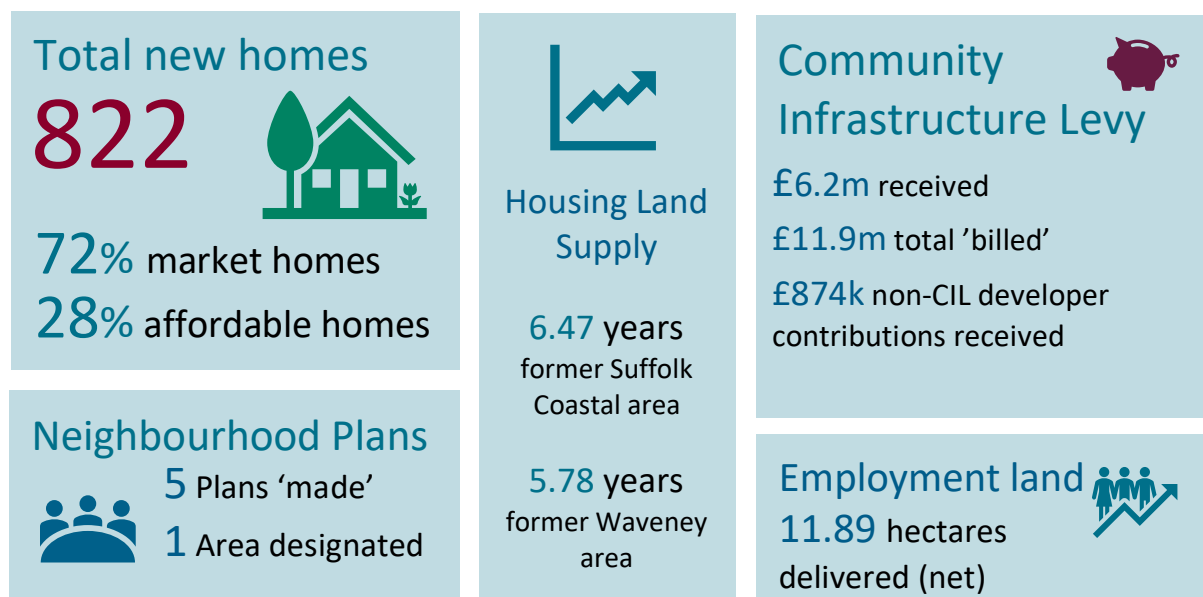
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Whilst every effort is made to ensure the accuracy of data in this report, it cannot be guaranteed free of errors.

About East Suffolk



Key statistics 2021/22



Source: About East Suffolk - Office for National Statistics Census 2021; Valuation Office Agency Council Tax Stock of Properties 2022; Business Register and Employment Survey 2020. Key statistics 2021/22 - see Appendix 1 Indicators and sources

1 Introduction

- 1.1 Authority Monitoring Reports (AMRs) provide an assessment on the progress of the preparation of Local Plans and monitor the effectiveness of policies and the delivery of allocations in the Local Plans.
- 1.2 This Authority Monitoring Report covers the monitoring period 1st April 2021 to 31st March 2022 and includes any significant progress that has been made or milestones achieved in this monitoring period.
- 1.3 Monitoring plays an important role in the successful delivery of Local Plans. The AMR is the main mechanism for assessing the effects of the Local Plan and the performance of its policies. The results of monitoring will feed into any future review or revision of policies that may be required. The AMR therefore performs an important role by assessing performance and informing the review of outdated or redundant planning policies.
- 1.4 East Suffolk Council was created on 1st April 2019, covering the former districts of Suffolk Coastal and Waveney. East Suffolk Council is the Local Planning Authority for the District (other than the part that lies within the Broads Authority area).
- 1.5 Both former Councils have produced an AMR each year since 2004/05, and since 2018/19 an East Suffolk AMR has been published. The Broads Authority produces its own monitoring report to cover that part of East Suffolk that lies within the Broads Authority area.
- 1.6 East Suffolk is covered by two recently adopted Local Plans and it is the effectiveness of these local plan policies that are reflected in this Authority Monitoring Report.

Local Plan Document	Adopted date	Geographical coverage
Waveney Local Plan	20 th March 2019	Former district of Waveney (excluding the Broads Authority area)
Suffolk Coastal Local Plan	23 rd September 2020	Former district of Suffolk Coastal

2 Content and structure of the report

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

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

2.2 This report covers the monitoring period 1st April 2021 to 31st March 2022, and is structured as follows:

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

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

Section 5 – reports on Community Infrastructure Levy and S106 agreements for East Suffolk

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

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

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

2.3 Section 7 is broadly arranged to reflect the Local Plan chapters in the Suffolk Coastal and Waveney Local Plans. In addition, a section on Health is included to reflect the theme of enabling communities which is central to the East Suffolk Business Plan and a cross cutting theme in the Local Plans. The Council seeks to support healthy communities and promote healthy lifestyles through Local Plan policies that respect the varied demographics across the District, including policies for new or improved sporting facilities, and extra care / care homes to support the ageing population.

- 2.4 Each Local Plan has a Monitoring Framework setting out how the performance of the policies they contain will be monitored. Many of these indicators are similar for both areas. A Sustainability Appraisal was carried out for each Local Plan which identified additional indicators to monitor any potential significant positive or negative effects of the Plans.
- 2.5 Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently such as specially commissioned studies or through the national Census. The Census was conducted on 21 March 2021 and the Office for National Statistics have released limited population and household estimates to date. The majority of the data is due to be published Spring 2023 therefore, where appropriate, data can be included in next year's Authority Monitoring Report.
- 2.6 Results for some indicators change near-constantly or regularly such as housing completions, employment figures or the number of vacant shops in town centres; such indicators can have information on timescales ranging from monthly to quarterly. Others, such as health, education and many environmental indicators, will show changes and trends over a longer timescale. This means it is not always possible, practical or useful to report on every indicator every year. As such, the topic area of Tourism as well as Community Facilities & Assets, which were both reported in the 2020/21 Authority Monitoring Report, are not reported this year.
- 2.7 A list of indicators common to both the Waveney Local Plan 2019 and the Suffolk Coastal Local Plan 2020 have been used to provide the basis for monitoring and reporting in this AMR. The analysis and commentary provided for the data presented has focused on the main findings and will assist in providing a baseline for future monitoring of the new Local Plans. Appendix 1 presents the complete list of indicators and data sources.
- 2.8 Where appropriate or available, data for East Suffolk is presented. Unless stated, data is for the 2021/22 monitoring period.
- 2.9 Where relevant, an assessment of the performance of policies and objectives against the indicators is given for each adopted Local Plan.
- 2.10 More detailed information for a number of indicators such as housing completions, retail and employment land surveys are available to view and download in the form of spreadsheets or shapefiles from the Council's Open Data portal at <https://data-eastsuffolk.opendata.arcgis.com>.

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

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

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

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

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

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

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

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



3 Progress of Local Plan against Local Development Scheme milestones

- 3.1 The Suffolk Coastal Local Plan and the Waveney Local Plan were adopted in September 2020 and March 2019 respectively and no Local Plan preparation work took place during 2021/22. Therefore there are no milestones for this monitoring period. For reference purposes the Local Development Schemes for each Local Plan can be found at <https://www.eastsuffolk.gov.uk/statement-of-community-involvement-and-local-development-scheme/>.

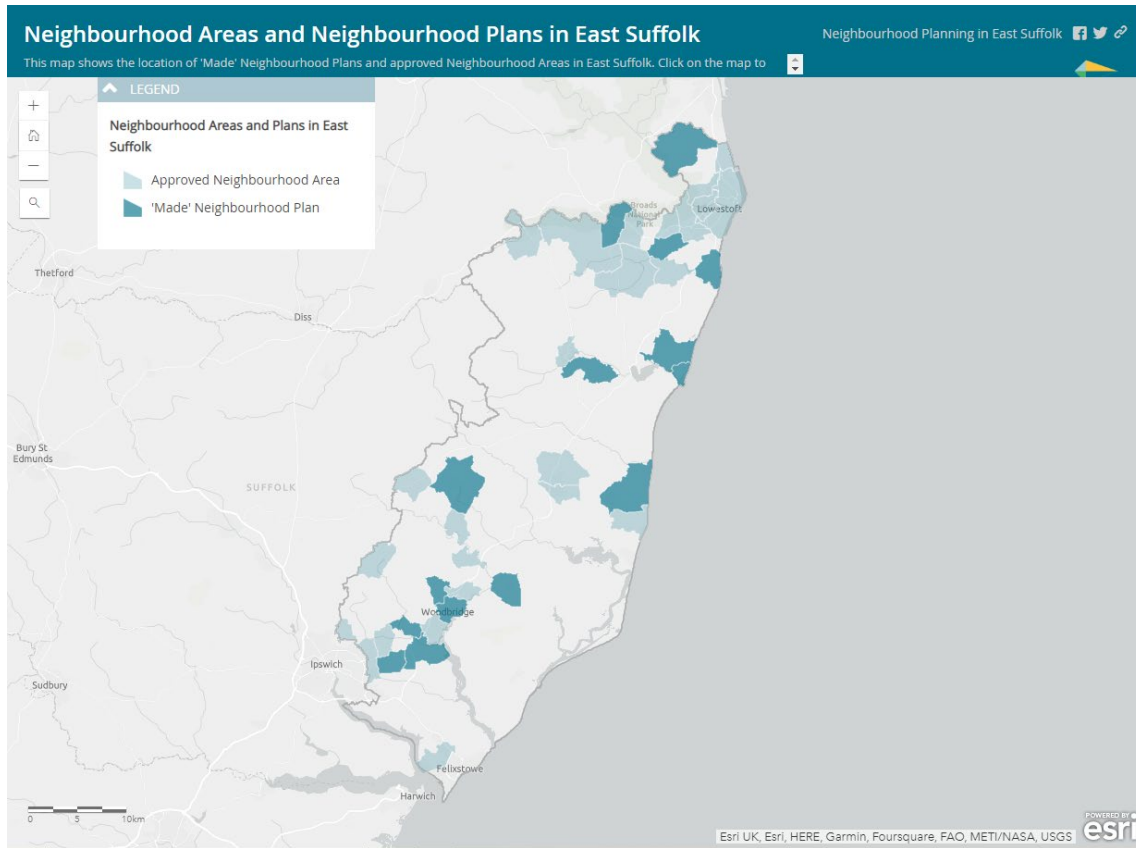
4 Neighbourhood Plans / Neighbourhood Development Orders

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

Neighbourhood Planning 2021/22	Neighbourhood Plan	Date
Neighbourhood areas designated	Westerfield	September 2021
Neighbourhood Plans 'made'	Bredfield	May 2021
	Kesgrave	May 2021
	Reydon	May 2021
	Beccles	September 2021
	Southwold	February 2022
Housing allocations in made Neighbourhood Plans (including to meet minimum indicative requirements in Policy SCLP12.1 Neighbourhood Plans)	Bredfield Neighbourhood Plan (30 dwellings)	-
Neighbourhood Development Orders	-	-

- 4.5 Several 'made' neighbourhood plans allocate sites for specific purposes such as housing, employment or mixed use. Section 7 reports on the progress and delivery of these sites along with those allocated in the Local Plans.

- 4.6 Further information on Neighbourhood Planning including information on all designated neighbourhood areas, 'made' Neighbourhood Plans and guidance notes can be found at www.eastsuffolk.gov.uk/neighbourhoodplanning.



5 Developer Contributions – Community Infrastructure Levy and S106 Agreements (Planning Obligations)

- 5.1 Information on the amount of money raised and, as appropriate, distributed through Community Infrastructure Levy (CIL) and Planning Obligations (S106 legal agreements) must be published in the Infrastructure Funding Statement. The East Suffolk Infrastructure Funding Statement 2021-22, which includes the CIL Report, the S106 Report and the Infrastructure List, was published September 2022.
- 5.2 Community Infrastructure Levy receipts are distributed as follows:
- 15%¹ is passed to the relevant Town/Parish Council. For areas covered by a ‘made’ Neighbourhood Plan or Neighbourhood Development Order, 25% is passed to the Town/Parish Council
 - 5% is retained by the Council to cover administration expenses associated with setting, collecting, monitoring and spending CIL
- 5.3 The remaining Levy amount, known as District CIL, is retained by the Council to be spent on infrastructure to support development in the Local Plans and Neighbourhood Plans. The allocation of District CIL to different required infrastructure projects is made through an annual process, in consultation with infrastructure service providers, and is agreed by the Council’s CIL Spending Working Group, in line with the principles set out in the Council’s CIL Spending Strategy.
- 5.4 Changes to the CIL legislation in 2019 now require the production of annual Infrastructure Funding Statements (IFS). The annual IFS must set out which projects are to be funded by CIL in the future, as well as how much CIL has been collected, what it has been spent on and how much has been passed to parish councils. Similar information is also required to be published in relation to Section 106 legal agreements (planning obligations).
- 5.5 The East Suffolk Infrastructure Funding Statement 2021-22 can be found at <https://www.eastsuffolk.gov.uk/infrastructure-funding-statement/>. As a result, the contents are not

¹ Subject to a cap of £100 (indexed) per council tax dwelling

duplicated in this AMR, other than the summary figures below for 2021/22. Also see the Council's CIL Reporting webpage for more details <https://www.eastsuffolk.gov.uk/cil-reporting/>.

CIL received	£6,246,190.85
CIL Demand Notices issued	£11,922,765.43
CIL Liability Notices issued	£13,956,135.50
Total developer contributions (S106 legal agreements & RAMS habitat mitigation) received (including affordable housing contributions)	£873,687.02

- 5.6 The preparation of an East Suffolk CIL Charging Schedule is at an advanced stage with the documents submitted for independent Examination on 8 July 2022, with a Hearing held on 11 October 2022. Further information on Community Infrastructure Levy in East Suffolk can be found at <https://www.eastsuffolk.gov.uk/CIL>.

6 Duty to Cooperate

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

Suffolk Growth Partnership

- 6.2 Suffolk Growth is funded by the Suffolk Public Sector Leaders (SPSL) group. Suffolk Growth is a partnership organisation that brings together local authority teams to develop and deliver our shared inclusive growth agenda. The partnership works closely with New Anglia Local Enterprise Partnership (NALEP), Suffolk Chamber of Commerce, the University of Suffolk, Suffolk Constabulary, and wider public sector teams, including communities and health.
- 6.3 Suffolk Growth is leading in the delivery of a number of projects related to enabling growth, including the Suffolk Design project and associated guidance. Preparation of the Suffolk Design Streets Guide took place throughout 2021/22 and was adopted by Suffolk County Council in July 2022². Further information can be found at <https://www.suffolkdesign.uk>.
- 6.4 Further details on the work of the Suffolk Growth Partnership including Suffolk's Framework for Growth can be found at <https://www.suffolkgrowth.co.uk/>.

Coastal Zone Management

- 6.5 East Suffolk Council, along with other coastal authorities, co-operate in relation to strategic cross-boundary matters relevant to the management of the coast. East Suffolk Council, along with the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Great Yarmouth Borough Council and the Broads Authority signed a Statement of Common Ground in relation to Coastal Zone Planning in September 2018. This sets out a series of shared aims and an agreed approach in relation to working together on coastal planning issues. The Statement of Common Ground can be viewed at <https://www.coasteast.org.uk/local-plans>.
- 6.6 The day to day management of the coast in the district is covered by Coastal Partnership East, a partnership which brings together the coastal management resources and expertise from Great Yarmouth Borough Council, North Norfolk District Council and East Suffolk Council.

² <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/>

- 6.7 A Coastal Adaptation Supplementary Planning Document covering the coast from Holkham in Norfolk to Felixstowe in Suffolk is currently in preparation as a partnership between East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, and the Coastal Partnership East Team.

Ipswich Strategic Planning Area

- 6.8 The Ipswich Strategic Planning Area (ISPA) comprises the geographic area of the former Suffolk Coastal District, along with Ipswich Borough and Babergh and Mid Suffolk Districts. The authorities within this area have a long-established history of working together on cross-boundary planning matters.
- 6.9 The ISPA Board, comprises a councillor representative from each of these authorities and also from Suffolk County Council. The function of the Board, as set out in the Terms of Reference, is to provide a forum in which the five local authorities can work together to develop, promote and deliver their vision for the Ipswich Strategic Planning Area; to co-operate on the preparation and monitoring of local plans; and to provide a mechanism to ensure that all partners and stakeholders work together to deliver the housing and employment growth requirements for the area and coordinate the delivery of the necessary infrastructure.
- 6.10 The work of the Board has been documented through the production of a Statement of Common Ground, the latest of which was signed in March 2021 to accompany the submission of the Babergh and Mid Suffolk Joint Local Plan.
- 6.11 Action Notes from Ipswich Strategic Planning Area Board meetings, the Terms of Reference and the signed Statement of Common Ground (March 2021) can all be viewed on the ISPA website at www.ipswich.gov.uk/content/ipswich-strategic-planning-area.

The Norfolk and Suffolk Broads

- 6.12 The Norfolk and Suffolk Broads is a National Park that include Britain's largest protected wetlands and third largest inland waterway. The National Park covers parts of East Suffolk, South Norfolk, Great Yarmouth, Broadland, Norwich and North Norfolk and is managed by the Broads Authority³. The Broads overlaps the northernmost part of East Suffolk along the River Waveney and Oulton Broad and takes in parts of Bungay and Beccles.
- 6.13 Under the Duty to Cooperate, a 'Memorandum of Understanding' with the Broads Authority was signed by all the Authorities that border the Broads Authority area. This notes the statutory purposes imposed by the Norfolk and Suffolk Broads Act 1989 (as amended) and states the Broads Authority will not have a strategic housing target or the need to deliver a particular quantum of

³ www.broads-authority.gov.uk

housing or employment development. The Districts will assess, for planning purposes the housing and employment needs for their administrative areas and deliver wholly outside of the Broads area.

- 6.14 The 'Memorandum of Understanding' and 'Statement of Common Ground' with the Broads Authority are reproduced in the Appendices of the 'Duty to Cooperate Statement for the Waveney Local Plan' which can be viewed at www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf. A review of the Broads Local Plan commenced in early 2021 and will require a review of both the 'Memorandum of Understanding' and 'Statement of Common Ground' in due course.
- 6.15 During the monitoring year, there has been joint working on a number of projects which partly or wholly extend into the Broads Authority area, namely the East Suffolk Cycling and Walking Strategy the Suffolk Coast Recreational disturbance, Avoidance and Mitigation Scheme, and the Coastal Adaptation Supplementary Planning Document (which covers the coast from Holkham in Norfolk, to Felixstowe in Suffolk and includes the Broads Authority as partners).

Great Yarmouth Borough Council

- 6.16 The former Waveney area and Great Yarmouth Borough Council area share similar characteristics, economies, regeneration plans, and aims to attract offshore energy investment, but are their own Housing Market Areas and Functional Economic Areas.
- 6.17 The two areas have an extensive history of working together on a range of strategic planning matters and cross boundary issues, and signed a 'Memorandum of Understanding' in 2014 committing to work together on strategic planning matters
- 6.18 In February 2020 a Statement of Common Ground was agreed and signed between the two Authorities to address cross boundary planning matters.
- 6.19 The 'Memorandum of Understanding' with Great Yarmouth Borough Council is reproduced in the Appendix of the 'Duty to Cooperate Statement for the Waveney Local Plan' which is available to view at www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf. The Statement of Common Ground is also available to view here: https://www.great-yarmouth.gov.uk/media/5572/Statement-of-Common-Ground-with-East-Suffolk/pdf/Final_Draft_SoCG_with_East_Suffolk_Council.pdf
- 6.20 The 'Memorandum of Understanding' is kept under review and regular liaison meetings are held between Great Yarmouth and East Suffolk Councils to discuss strategic planning and cross boundary matters. Great Yarmouth Local Plan Part 2 was adopted in December 2021, and work on a new plan (to replace the Core Strategy (Local Plan Part 1) and the Local Plan Part 2) has recently commenced with the preparation of evidence and a call for sites. As work on the new plan progresses a new Statement of Common Ground may be required.

- 6.21 During the monitoring year, there has been joint working on the Coastal Adaptation Supplementary Planning Document which is being prepared as a joint document in partnership with East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, and the Coastal Partnership East Team.

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

Appeal decisions

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

Appeal decisions	Suffolk Coastal	Waveney
Dismissed	29	15
Allowed with conditions	10	4
Allowed without conditions	3	2
Withdrawn	0	0
Partially Allowed	1	0
Total determined	43	21

- 7.2 The number of appeal decisions fell significantly from 2020/21, when the total determined appeals were 73 in Suffolk Coastal and 26 in Waveney, with the largest decrease in the former Suffolk Coastal area.
- 7.3 In both the former Waveney and Suffolk Coastal area, none of the appeal decisions referenced any challenges to policies or inconsistencies with national planning policy.
- 7.4 Decisions where permission was refused partly or fully on design grounds were also robustly upheld in most cases; design remains a significant consideration for applications and appeals.
- 7.5 The high dismissal rate (67% for the former Suffolk Coastal area and 71% for the former Waveney area) shows that the Council was, overall, continuing to make 'correct' decisions on planning applications. Even in cases where appeals were allowed, it does not automatically mean that the Council got these decisions 'wrong' – in many such cases, the Inspector simply reached a different planning judgment on the overall balance.

Local Plan policies not being used/applied

- 7.6 Regulation 34 of the Local Planning Regulations 2012 requires local authorities to identify which of their policies are not being implemented, to state the reasons why, and identify the steps (if any) being taken to rectify this. Such policies may need to be amended or replaced, for example if they no longer reflect national guidance or are no longer relevant to the local area.
- 7.7 As Local Plans are spatial plans, policies are implemented partly through the determination of planning applications but also through other actions, for example supporting new infrastructure delivery (determined through Nationally Significant Infrastructure Projects) such as the Lake Lothing Third Crossing or provision of school places.
- 7.8 The Suffolk Coastal and Waveney Local Plans have been in place for a relatively short period of time and there is currently no evidence of policies not being implemented as adopted, with the main exception being site-specific policies where that particular site has not yet come forward. The next (2022/23) AMR will identify any policies not being implemented and actions required to address any issues.
- 7.9 [Supplementary Planning Documents](#) are being prepared to provide further guidance on the implementation of policies such as Historic Environment (adopted June 2021), Affordable Housing (adopted May 2022), Sustainable Construction (adopted April 2022) and Housing in Clusters and Small Scale Residential Development (adopted November 2022). Currently in preparation is the Healthy Environments Supplementary Planning Document and the Coastal Adaptation Supplementary Planning Document which covers the coast from Holkham in Norfolk to Felixstowe in Suffolk. The latter is being prepared as a joint document in partnership with Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, and the shared Coastal Partnership East Team.

Employment

- 7.10 This section provides information on the delivery of new employment land, the types of uses on existing employment areas and contextual data on employment, unemployment, earnings and qualifications.
- 7.11 Major changes were made to the Use Classes Order in September 2020, with the new Class E encompassing the former B1 use classes (offices, R&D and low-impact industrial processes), as well as various forms of retailing (formerly A1-A3), clinics and day centres (formerly D1), and gyms and most indoor recreation (formerly D2). Many of the employment and retail and leisure completion figures reported in this AMR would have been permitted under the former A1-A3, D1 and D2 uses but have been re-categorised to the current (September 2020) use classes.
- 7.12 The employment surveys were undertaken during May-June 2022.

Employment Land

negative figures in the table below indicates a loss of floorspace/land area, normally due to re-development to a different use

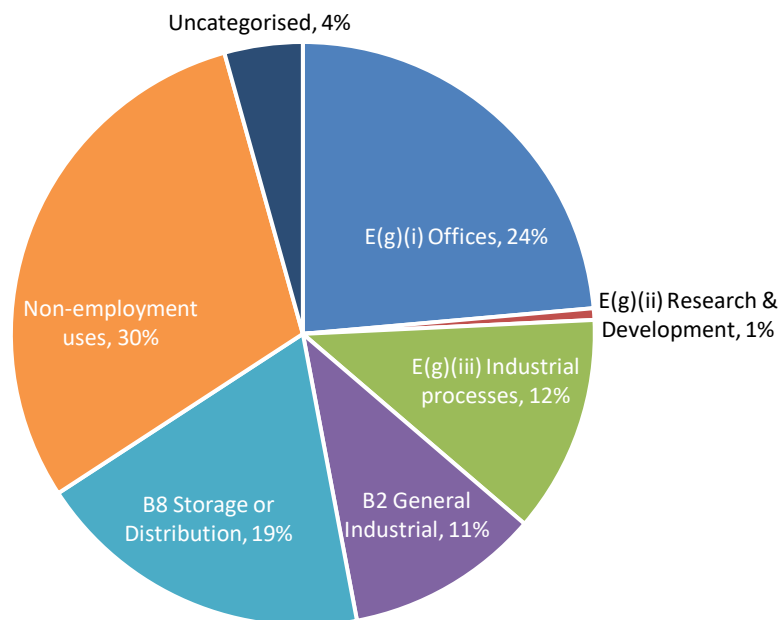
Indicator	Use Class	Suffolk Coastal	Waveney	Further information
Amount and type of employment uses land area completed within local plan area (net figure, hectares)	E(g)(i)	-0.16	0.183	East Suffolk
	E(g)(ii)	0	0	Open Data
	E(g)(iii)	0.263	0.17	Portal
	B2	0.222	-0.573	
	B8	11.789	0.703	
Amount and type of employment uses floorspace completed within local plan area (net figure, m ²)	E(g)(i)	778	259	East Suffolk
	E(g)(ii)	0	0	Open Data
	E(g)(iii)	1,467	33	Portal
	B2	1,432	-5,885	
	B8	61,862	2,685	
Percentage of uses within existing employment areas / allocations	See charts below			East Suffolk Open Data Portal
Percentage of vacant units within existing employment areas / allocations	Employment	4.2%	11.7%	East Suffolk
	uses: E(g)/B2/B8	(26 of 623)	(92 of 785)	Open Data
	All uses	9.8%	16.1%	Portal
		(61 of 623)	(126 of 785)	
Employment use classes: E(g)(i) offices; E(g)(ii) research and development; E(g)(iii) industrial processes; B2 general industrial; B8 storage or distribution.				

Indicator	Use Class	Suffolk Coastal	Waveney	Further information
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E(g) Unspecified category includes units unable to be distinguished between B1b / E(g)(ii) and B1c / E(g)(iii) uses from site surveys.

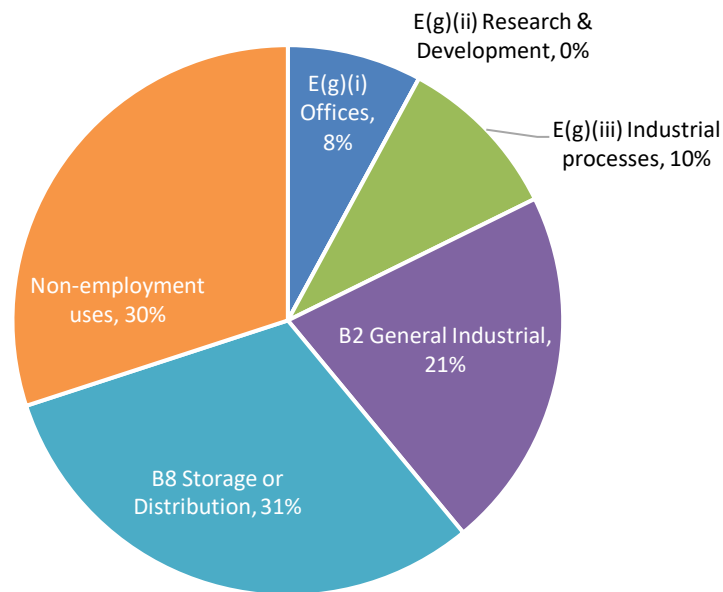
The Port of Felixstowe covers an area of approximately 470 hectares - the employment land survey covers approximately 100 hectares. Bentwaters Park (Rendlesham) covers an area of approximately 382 hectares – the area to the north of the runway is surveyed and the majority of the land to the south of the runway is used for film/tv production. Adastral Park is the headquarters for BT and approximately 150 ICT companies and is not surveyed.

*Suffolk Coastal - Percentage of uses within existing employment areas / allocations
(total of 21 employment sites surveyed)*



NB 'Uncategorised' use class - it has not been possible to identify a use for a number of vacant units during site surveys.

*Waveney - Percentage of uses within existing employment areas / allocations
(total of 30 employment sites surveyed)*



Suffolk Coastal Local Plan

- 7.13 In respect of employment land needs in the former Suffolk Coastal area, the Council worked with neighbouring authorities to compile a comprehensive evidence base focusing on the Ipswich Economic Area. The Ipswich Economic Area Sector Needs Assessment (2017) identified a growth of 7,940 new jobs over the period 2014-2036. Considering the jobs forecast and the past trends in take up of employment land, the study identifies a need for 14.4 hectares of new employment land to meet needs. The Local Plan recalculates these requirements to the plan period 2018-2036 and also includes land allocations which significantly over-provide to enable key economic activities to maintain and enhance their role and contribution to the national and local economies over the plan period.
- 7.14 Within the former Suffolk Coastal area, employment land is identified in towns and villages as well as a number of dispersed airfields. The mix of land allocated provides for a variety of functions to take place. The identification of employment land in rural locations complements the offer provided in the towns and significant areas of employment such as the Port of Felixstowe, Adastral Park and the edge of Ipswich. It is important to maintain a supply of employment land to facilitate investment and enterprise. This needs to be balanced against over-provision, restricting potential to meet other commercial or housing needs.
- 7.15 Within the former Suffolk Coastal area, 67,513m² of employment floorspace has completed this monitoring year. Almost 57,200m² is for an ambient and freezer distribution centre (11 hectare site) at Clickett Hill Road, Trimley St. Martin to serve the Port of Felixstowe. Employment floorspace

losses total 1,974m² therefore a gain of 65,59m² is recorded. Of the 1,974m² employment floorspace lost, 470m² is within existing employment areas. One scheme is for the change of use of a recently completed business office to a veterinary surgery at Riduna Park, Melton (use class Sui Generis). The other scheme was permitted development for the change of use of offices to a state funded school, the DigiTech Centre, at Adastral Park.

- 7.16 Within the rural areas, a net gain of just over 4,000m² employment floorspace has completed. The majority of this development is through change of use of agricultural buildings.
- 7.17 As at 31st March 2022, full and outline planning consents permit approximately 254,500m² floorspace (46.8 hectares) for employment uses, and losses of 15,200m² floorspace (2.6 hectares).
- 7.18 Local Plan policy SCLP4.7 Farm Diversification seeks to ensure that appropriate farm diversifications schemes can help to support the continued viability of farm operations. Since the adoption of the Local Plan in September 2020, eight applications for farm diversification have been permitted. Three proposals are for caravan/camping sites (Cratfield, Kelsale cum Carlton and Snape), one application is for the conversion of a redundant barn to create a B2 (general industrial) unit (Falkenham) and four applications to create 'dog exercising fields' (Grundisburgh, Pettistree, Tuddenham St Martin and Westerfield).
- 7.19 Within the existing employment areas and allocated employment sites, almost a quarter of all units are use class E(g)(i) offices with storage or distribution uses (B8) accounting for 19% of units. However, (within the areas surveyed) the Port of Felixstowe, Bentwaters Park at Rendlesham and Martlesham Heath all have a high proportion of storage or distribution uses, given their good connectivity to rail and/or roads.
- 7.20 Neighbourhood plans for Bredfield, Framlingham, Leiston, Martlesham and Melton include policies that allocate land either for standalone employment uses or as part of mixed-use employment development, albeit in relatively small quantities.

Waveney Local Plan

- 7.21 The Waveney Employment Land Needs update (2017) identified a growth of 5,000 new jobs over the period 2014-2036. Around 500 net new jobs will be in sectors requiring employment premises such as offices, factories and warehouses. Considering the jobs forecast and the past trends in take up of employment land, the study identified a need for 43 hectares of new employment land development and the Local Plan allocates enough land to deliver 53.6 hectares within the plan period. Policy WLP8.12 identifies existing employment areas and protects premises in employment uses (E(g), B2 and B8) from conversion and redevelopment to other uses.
- 7.22 Within the Waveney Local Plan area, 4,794m² of employment floorspace has completed this year of which almost 2,700m² is for storage or distribution uses. 7,702m² of employment floorspace has been lost therefore a net loss of 2,908m² is recorded. Four ancillary open sided storage sheds

totalling 7,300m² have been demolished at the former Jeld Wen factory site on Waveney Drive. The demolition enabled the construction of a new access road (opened May 2022) to the Riverside Business Park in association with the construction of the Gull Wing Crossing over Lake Lothing. However, this site is allocated to be re-developed as retained employment land and new housing in accordance with policy WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood.

- 7.23 Three commercial units totalling 300m² have completed within the Lowestoft and Great Yarmouth Enterprise Zone (Mobbs Way, Oulton). Within the rural areas, a net gain of 582m² employment floorspace has completed. 140m² is new build and the remainder by the change of use of agricultural buildings.
- 7.24 As at 31st March 2022, full and outline planning consents permit approximately 58,700m² floorspace (9.6 hectares) for employment uses, and losses of 4,300m² floorspace (0.8 hectares).
- 7.25 Meeting the jobs forecast will be challenging but sufficient land has been allocated in the Local Plan and existing employment areas are protected. Policy WLP8.13 supports new employment development within existing employment areas and on adjacent land. In the rural areas, Policy WLP8.14 supports the conversion of rural buildings for employment use. Kessingland Neighbourhood Plan (2017) includes a requirement of up to 500m² B1 floorspace suitable for start-up businesses alongside residential development (Policy SA1).

Employment Land Summary

A net gain of almost 65,800m² employment floorspace has occurred in the former Suffolk Coastal area. E(g) light industrial uses make up over a third of uses within existing employment areas and allocated sites.

Across the former Waveney area, a net loss of 2,098m² employment floorspace has occurred. However, within existing employment areas and allocated employment sites a net gain of 2,019m² is recorded. Within existing employment areas and allocated sites, 70% of units are occupied by employment uses, with B8 storage or distribution uses occupying almost a third of all units.

Next steps

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

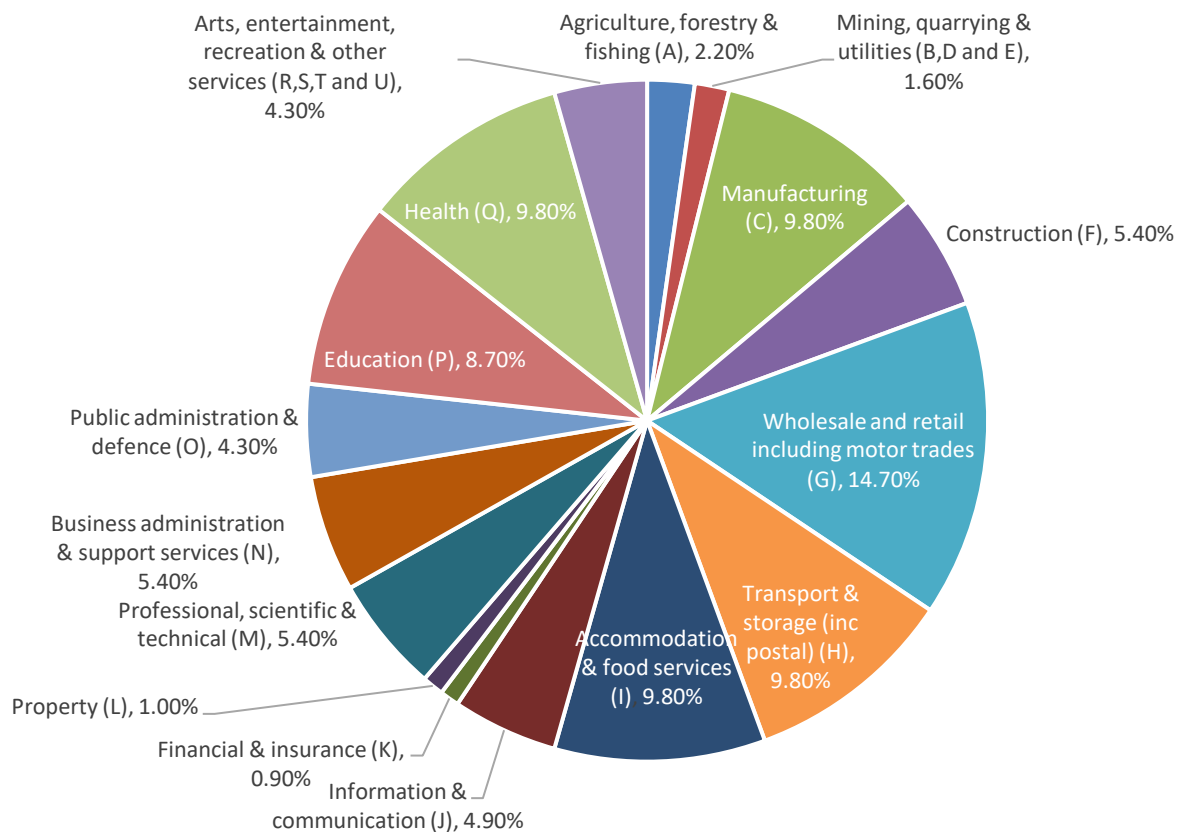
Employment, earnings and qualifications of working age population

Indicator	East Suffolk	Further information
Employee jobs by industry (2021)	see chart below	NOMIS Official Labour Market Statistics website
Employment by occupation (Apr 2021-Mar 2022)	see chart below	
Earnings Full time workers (median) (2021)	Residence: £28,968 Workplace: £28,262	
Employment (Apr 2021-Mar 2022)	101,600 (77.0%)	
Unemployment (Apr 2021-Mar 2022)	3,500 (3.2%)	
Qualifications of working age population (2021)	see chart below	
Percentage of pupils achieving strong passes in both English and mathematics (GCSEs)	See chart below	School and college performance measures - GOV.UK

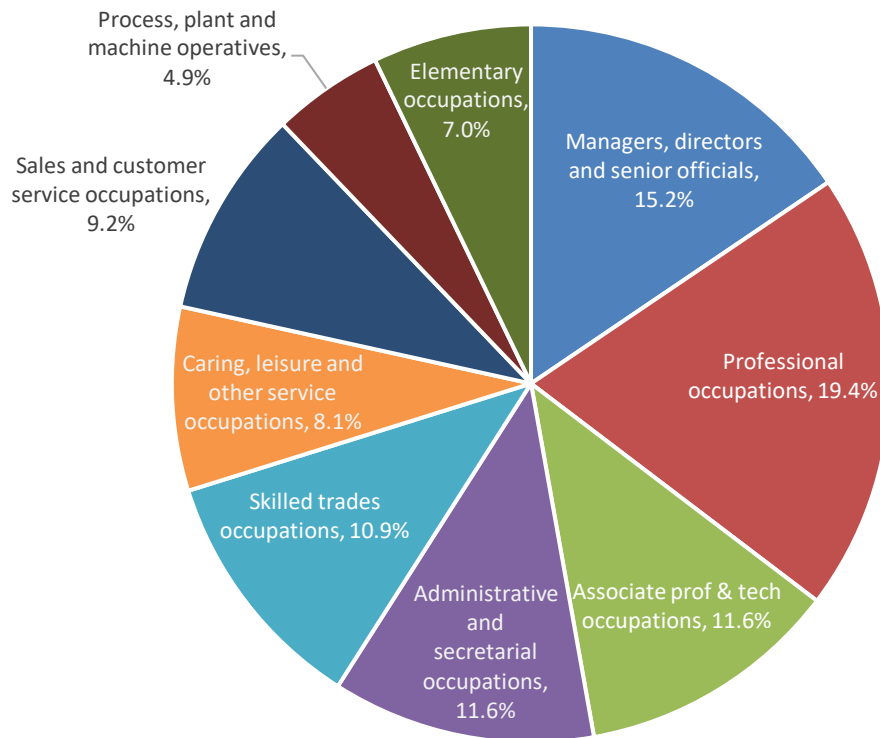
Employment - numbers are for those aged 16 and over, % are for those aged 16-64.

Unemployment - numbers and % are for those aged 16 and over. % is a proportion of those economically active.

Employee jobs by industry – East Suffolk (2021)



Employment by occupation – East Suffolk (April 2021-March 2022)

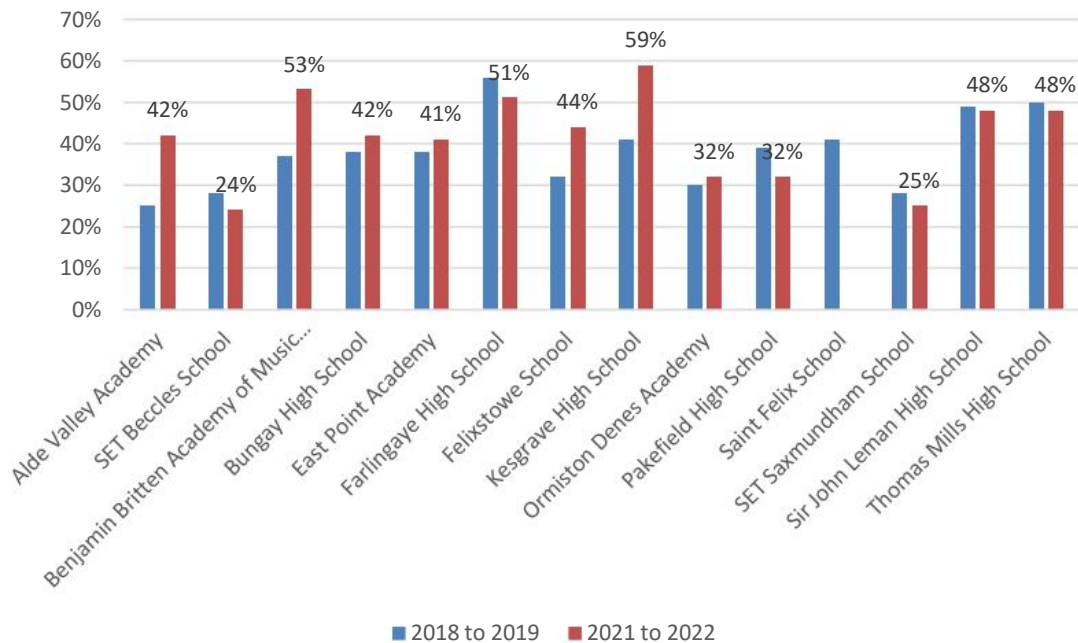


Qualifications of working age population (aged 16-64) (2021)



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

NB 2021-22 results are provisional



NB some data not published for independent schools and independent special schools, or breakdowns by disadvantaged and other pupils for independent schools, independent special schools and non-maintained special schools e.g. Framlingham College, Woodbridge School. No results published for Saint Felix School 2022.

- 7.26 The data above provides further economic contextual information. The largest employee jobs sector is wholesale and retail sale at 14.7% followed by manufacturing, transportation and storage and accommodation and food services the next largest sectors all at 9.8%. The majority of manufacturing businesses are located in the former Waveney area, and transportation and storage businesses are related to the Port of Felixstowe in the former Suffolk Coastal area.
- 7.27 East Suffolk resident (£28,968) and workplace (£28,262) average earnings for full time workers are broadly similar. Both figures are marginally lower than for Suffolk and below regional and national averages. For comparison, workplace earnings are: Suffolk £28,311; East of England £30,867 and England £31,480.
- 7.28 The unemployment rate in East Suffolk (3.2%) is similar to the East of England at 3.3%, and below the national figure of 4.2%.
- 7.29 At 59%, Kesgrave High School has the highest percentage of pupils achieving strong (9-5) passes in both English and Mathematics. Beccles School and Saxmundham School have the lowest passes at 24% and 25% respectively.
- 7.30 The East Suffolk Economic Strategy 2022-2027 sets out how the Council and its partners can support economic growth in East Suffolk.

- 7.31 Freeports are designed to stimulate economic activity by offering tax benefits. In March 2021 the Port of Felixstowe alongside Harwich International Port were successful in their bid to become a designated freeport (Freeport East), becoming one of just eight freeports in the UK. The designation of Felixstowe Port as a freeport has the potential to provide economic and employment opportunities to East Suffolk.
- 7.32 The Sizewell C new nuclear power station proposal was granted development consent on 20 July 2022, by the Secretary of State for Business, Energy and Industrial Strategy. The development will lead to enormous opportunities in construction, engineering and the related supply chains although acknowledging it may create challenges for the tourism economy and transport systems. More information on this is available in the section on Nationally Significant Infrastructure Projects.

Employment, earnings & qualifications Summary

East Suffolk has double the proportion of jobs in the transportation sector compared to the regional and national averages and above average for the manufacturing sector. Earnings are marginally lower than for Suffolk county and the unemployment rate just below the East of England figure.

Those with the highest level of qualifications (NVQ4+) in East Suffolk at 39% is slightly lower than the England average of 43%.

Next steps

- Working with the Economic Development team, encourage inward investment to the district to seek the take-up of allocated employment land in the two Local Plans for businesses to develop and grow successfully
- Review the status of allocated employment sites (especially yet-to-be-developed ones) in the main settlements of the district to understand better what barriers there might be to them coming forward
- Encourage opportunities for training initiatives and apprenticeship schemes in locations well related to key employment sectors
- Continue to promote the district's involvement in the offshore renewable energy industry
- Continue to explore and promote the potential employment benefits of Sizewell C

Retail and Leisure

- 7.33 Town centres nationally are continuing to experience increasing competition from out-of-town retail and online shopping. This has led to reduced demand for retail floorspace within town centres, which in turn has led to a decline in many town centres. Town centres are changing from places to shop to places where people spend leisure and recreation time with many experiencing greater demand for food and drink premises and other leisure activities. The Covid-19 pandemic has clearly impacted shopping and leisure habits, boosting the demand for online retailing further, but it is too early to say how this may alter land use patterns in town centres in the longer-term.
- 7.34 It is important for town centres to be able to address the continued changes in the retail and leisure sectors and to provide (or continue to provide) an offer/destination which makes them unique. East Suffolk Council has been, and is, responding to these pressures by working with local businesses and other stakeholders to better understand the pressures facing town centres and their communities through initiatives such as Felixstowe Forward (now completed), Leiston Together and Lowestoft Rising.
- 7.35 The Council, working in partnership with Lowestoft Town Council, Lowestoft Vision, Suffolk County Council and Suffolk Chamber of Commerce, prepared the Lowestoft [Town Centre Masterplan](#) to help to support future opportunities for funding bids. The [Lowestoft Town Investment Plan](#) was submitted to Government in October 2020 as a £24.9 million application to the Towns Fund. Following successful completion of business cases for each of the five regeneration projects final approval was secured in March 2022 for the full award. The five projects – Station Quarter, Cultural Quarter, Historic Quarter, Seafront Vision, and Port Gateway - have advanced to the design phase. More information can be found at <https://thinklowestoft.co.uk/>.
- 7.36 The East Suffolk Digital Towns programme provides free public Wi-Fi in the district's towns, following successful pilot in Framlingham in 2019. The programme has been rolled out to Felixstowe, Lowestoft, Southwold, Woodbridge, Beccles and Halesworth and will also be available in Bungay, Aldeburgh, Leiston and Saxmundham by the end of 2022. The programme is also providing support projects for local businesses and communities.
- 7.37 A new Use Class Order was introduced on 1st September 2020, which amalgamated the A1 (Shops), A2 (Financial and professional services), A3 (Restaurants and cafes) and B1 (Business) use classes into a new use class, Class E. Class E also includes some D1 (Non-residential institutions) and D2 (Assembly and leisure) uses. By amalgamating these previously distinct uses into one use class, it allows free movement of use changes within this new class without needing planning permission. In contrast to this, A4 (Drinking establishments) and A5 (Hot food takeaways), which are also considered 'town centre' uses, have been reclassified as 'sui generis' to provide greater planning control over their distribution. The intention is to increase flexibility to create a mix of uses and

enable changes of use within town centres to take place more easily in response to changing trading conditions (without the need for planning permission)

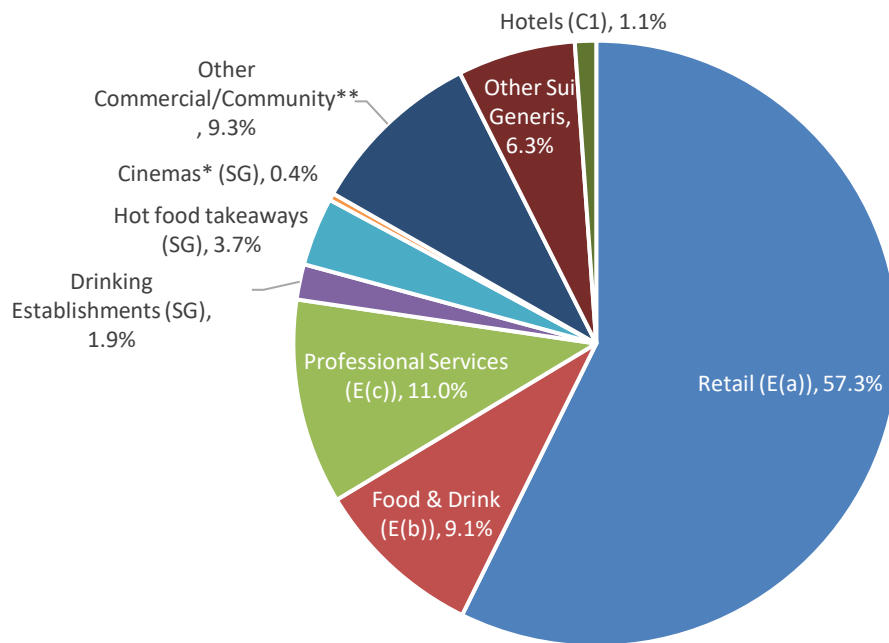
- 7.38 The retail and town centres surveys were undertaken during May-June 2022. The areas surveyed are defined on the [Local Plan policies map](#) as Town Centre boundaries (SCLP4.9 and WLP8.18), District Centres and Local Centres (SCLP4.2, WLP2.11, WLP2.12 and WLP8.20). Town centres in 'made' [Neighbourhood Plans](#) for Framlingham (FRAM1) and Leiston (TC1) are also surveyed.
- 7.39 According to the British Retail Consortium, in the second quarter of 2022 high street vacancy rates averaged 14%.⁴ The majority of the district's town centres compare favourably to the national figure.
- 7.40 The proportion of retail units occupied by charity shops can, to some extent, be an indicator of the retail 'health' of a town centre. Across the district's eleven town centres, 7% of retail units are occupied by charity shops. Halesworth town centre has the lowest figure at 4% and Leiston the highest at 10%. These rates have not changed significantly over the past few years.
- 7.41 This year, 36 new residential dwellings have been completed within town centres, of which 14 are within Lowestoft town centre. The majority of these new homes are from the change of use of redundant or under-used floorspace at first/second floors or curtilage outbuildings. Only two schemes (totalling four new dwellings) involve the loss of any ground floor retail or commercial uses. Additional residents could help to support the vitality of town centres and particularly the evening economy.

Indicator	Use Class	Suffolk Coastal	Waveney	Further information
Amount and type of retail and leisure development completed within local plan area (net figure, m ²)	E(a)	152	-497	East Suffolk
	E(b)	448	776	Open Data
	E(c)	-365	-304	Portal
	SG Pubs	0	-1,607	
	SG Takeaways	160	26	
	E(d)/SG Leisure	0	57	
Amount and type of retail and leisure development completed within town centres (net figure, m ²)	E(a)	-201	-322	East Suffolk
	E(b)	25	237	Open Data
	E(c)	-365	-304	Portal
	SG Pubs	0	-23	
	SG Takeaways	0	0	
	E(d)/SG Leisure	0	0	
Percentage of uses (at ground floor) within town centres (as % of all	See charts below			East Suffolk Open Data Portal

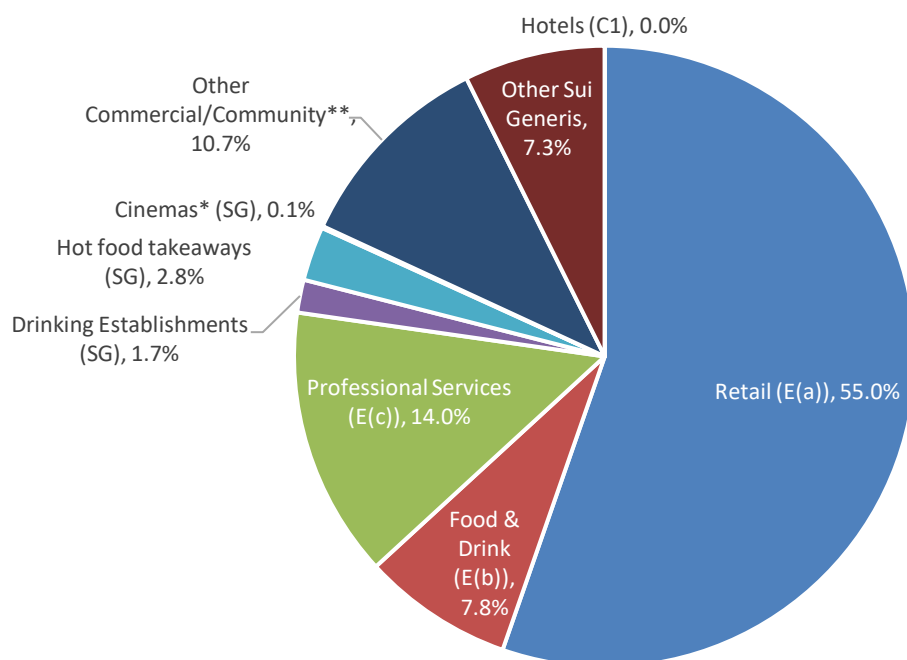
⁴ <https://brc.org.uk/news/corporate-affairs/vacancies-fall-for-third-quarter-in-a-row/>

Indicator	Use Class	Suffolk Coastal	Waveney	Further information
units in commercial uses i.e. excluding residential uses)				
Percentage of vacant units (at ground floor) within town centres (as % of all units in commercial uses i.e. excluding residential uses)	All uses (excluding C2 and C3 residential uses)	8.2% (65 of 794) 6 town centres ranging from 5.8% to 10.2%	15.9% (142 of 894) 5 town centres ranging from 6.5% to 23.9%	East Suffolk Open Data Portal
<p><u>Town Centres:</u> Aldeburgh; Felixstowe; Framlingham; Leiston; Saxmundham; Woodbridge; Lowestoft; Beccles; Bungay; Halesworth and Southwold.</p> <p><u>Town centre uses:</u> E(a) Retail; E(b) Food and drink; E(c) Financial and professional services; SG Drinking establishments; SG Hot food takeaways; Leisure uses - E(d) Indoor sport, recreation or fitness and SG cinema, concert halls, bingo halls and dance halls.</p> <p><u>Other commercial/community uses</u> includes B2 General Industrial, B8 Storage and Distribution, and remaining class Commercial, Business and Service (E uses) and Local Community and Learning (F use class).</p> <p><u>Other Sui Generis uses</u> - certain uses not falling within any use class e.g., bookmaker; beauty salon; tattoo studio; car sales; car repairs; veterinary surgery.</p>				

Suffolk Coastal – percentage of units by use within town centres

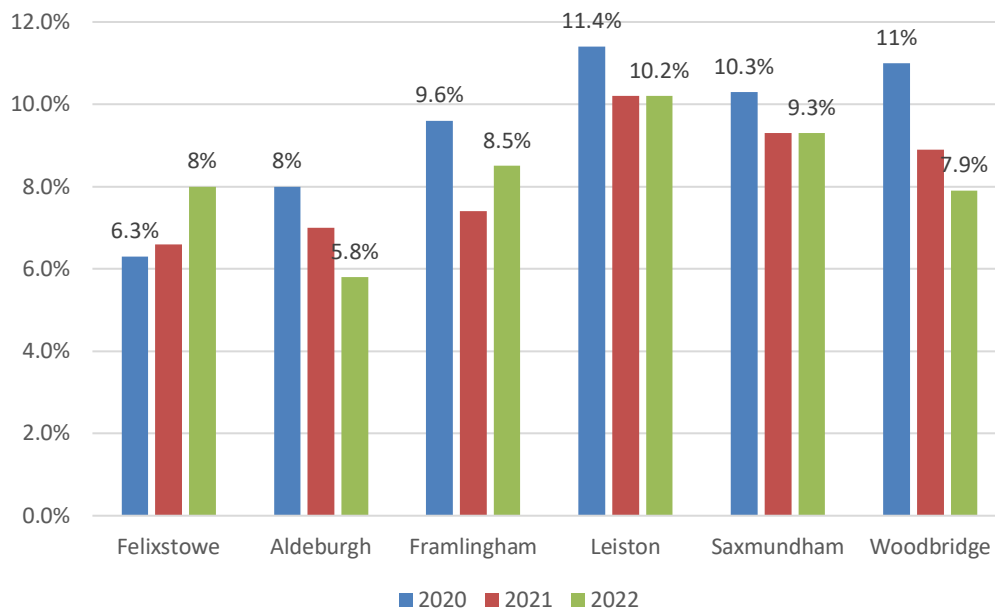
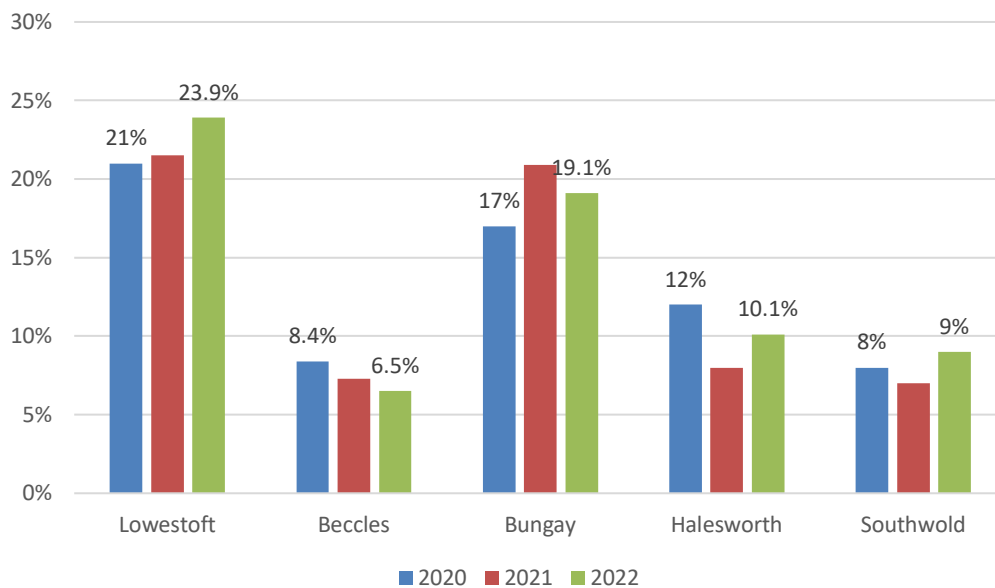


Waveney – percentage of units by use within town centres



*Cinemas; concert halls; bingo halls; dance halls

**This includes use classes B2, B8, and remaining class E uses and F use class

Suffolk Coastal – vacancy rates in town centres 2020-2022*Waveney – vacancy rates in town centres 2020-2022*Suffolk Coastal Local Plan

- 7.42 The Council's updated evidence ([Retail and Commercial Leisure Town Centres Study 2017](#)) for the Ipswich Borough Council and former Suffolk Coastal area shows that by 2036, there will be a need for approximately 5,000sqm of convenience goods development and approximately 13,000sqm of comparison goods development with the most significant forecasts seen at Woodbridge and in areas east of Ipswich. It is anticipated that the floorspace growth is most likely to be met in Felixstowe, Ipswich and Woodbridge over the plan period as these are locations which are considered to have demand for additional retail capacity. The Council's approach is to support and monitor retail and

town centre development and present a clear and comprehensible range of policies to support a balance of retail and services including commercial leisure in town centres.

- 7.43 The Suffolk Coastal Local Plan seeks to provide a balanced mix of town centre shops and services alongside out-of-centre retail destinations such as Martlesham and the neighbouring county town of Ipswich. Through policies which seek to secure retail activities and other town centre activities in appropriate locations, the Local Plan provides clear direction to enable town centres to evolve over the plan period.
- 7.44 A net gain of almost 400m² floorspace town centre uses has been recorded within the Suffolk Coastal local plan area this year. However, within the town centres almost 550m² floorspace has been lost to other types of commercial use and residential use.
- 7.45 Vacancy rates across the majority of town centres have generally remained the same or slightly improved (Aldeburgh and Woodbridge). Felixstowe which has recorded a slight increase of 1.4% from last year (18 units vacant in May 2022 compared to 15 in May 2021) and Framlingham with a 1.1% increase or one additional vacant unit. Leiston town centre had the highest vacancy rate during the reporting period at 10.2%, followed by Saxmundham, which had a vacancy rate of 9.3% - though both are the same rate as 2021. These high percentages suggest that Leiston and Saxmundham have the greatest issues with vacancy rates. Woodbridge and Felixstowe have the highest number of vacant units but these are a lower percentage of the overall number of town centre commercial units, suggesting that vacancies are less of a problem in these two town centres.
- 7.46 The Council is working in partnership with Leiston Town Council, Leiston Community Land Trust, Leiston Together and Suffolk County Council to prepare a Town Centre Masterplan for Leiston. Initial consultation events for stakeholders and the local communities were undertaken in October 2022.
- 7.47 The table below shows the proportion of units in retail use in each town centre.

Town Centre	Number of units - all units (excluding C2 and C3 residential)	Number of units in retail use (E(a))	Percentage of units in retail use
Aldeburgh	86	46	53%
Felixstowe	226	134	59%
Framlingham	94	52	55%
Leiston	88	45	51%
Saxmundham	97	50	51%
Woodbridge	203	128	63%

Waveney Local Plan

- 7.48 The [Waveney Retail and Leisure Needs Assessment \(2016\)](#) estimates that by 2032, there will be a need for at least another 2,197sqm of food store development and 11,063sqm of non-food types of retail development. However, the study states that forecasts of need beyond five years need to be treated with caution due to the uncertainties in expenditure growth forecasts and market share beyond this time-frame. The study forecasts need based on population growth and forecasts of expenditure on food and non-food products. It takes into account the amount of online shopping and the leakage to other centres such as Norwich. In the five-year period there is no need for new non-food retail and only a need for 850sqm of food store development.
- 7.49 Approximately 1,120m² floorspace of town centre uses has completed within the Waveney Local Plan area this year however, almost 2,700m² floorspace has been lost to other uses. Most losses have occurred within the pub sector (1,600m²) all of which have been to residential uses. Within the town centres the net loss is just over 600m² floorspace to other types of commercial use and residential use.
- 7.50 The Waveney Local Plan has a target of no more than 10% vacant units in any town centre or local shopping centre. Town centre surveys undertaken during May 2022 record vacancy rates at 10% in Halesworth (8% in 2021), Bungay at 19% a minor improvement from last year (20%) and almost a 3% increase in Lowestoft this year at 24%. As part of the Towns Fund, work is ongoing to create concept statements for specific parts of the town centre, including the Station Quarter and the Cultural Quarter, which is located in the area around the former Battery Green car park and the Marina Theatre. Regeneration of Lowestoft town centre will provide new uses and reduce vacancy rates over time, through increasing footfall.
- 7.51 The table below shows the proportion of units in retail use in each town centre.

Town Centre	Number of units - all units (excluding C2 and C3 residential)	Number of units in retail use (E(a))	Percentage of units in retail use
Lowestoft	368	174	47%
Beccles	217	128	59%
Bungay	110	68	62%
Halesworth	99	60	61%
Southwold	100	62	62%

Retail and Leisure Summary

The majority of the district's town centres vacancy rates are below the national figure of 14%. Vacancy rates range from 5.8% (Aldeburgh) to 23.9% (Lowestoft) with most within a range of 5%-8%. Six town centres have improved vacancy rates this year. Bungay and Lowestoft remain stubbornly high at 19.1% and 23.9% respectively.

A number of projects and initiatives are underway to help support town centres including the Lowestoft Town Centre Masterplan, the East Suffolk Towns Initiative and early community and stakeholder engagement for the Leiston Town Centre Masterplan.

Next steps

- Improve town centres as destinations by supporting projects and initiatives such as the Lowestoft Towns Fund and Leiston Town Centre Masterplan

Housing

- 7.52 This section reports on progress on housing delivery against the Council's housing targets including net housing completions, affordable housing, types and sizes of new homes, the location of new housing in relation to the settlement strategy, self build and custom build and other contextual housing indicators.

Housing completions

Indicator	Suffolk Coastal	Waveney	East Suffolk	Further information
Net additional homes completed	499	323	822	East Suffolk Open Data Portal
Affordable homes completed (subset of net additional homes completed)	114	111	225	East Suffolk Open Data Portal
Gypsy and Traveller pitches permitted / completed (subset of net additional homes completed)	0 permitted 0 completed	0 permitted 0 completed	0 permitted 0 completed	-
Total housing delivered within plan period (plan period date)	2,258 (2018-2036)	1,796 (2014-2036)	N/A	East Suffolk Open Data Portal

Suffolk Coastal Local Plan

- 7.53 The Suffolk Coastal Local Plan (September 2020) identifies a need for at least 9,756 new homes over the plan period (2018-2036). Housing completions this monitoring year totalled 499, a slight reduction from 511 completed in 2020/21. However, over the first four years of the plan period the average number of dwellings completed is 564, above the requirement of 542 per year.
- 7.54 The 2020/21 and 2021/22 housing delivery figures in the Suffolk Coastal area have fallen below the requirement in the Local Plan and previous levels of delivery. There are a number of issues affecting the construction industry including the impact of BREXIT, the Covid-19 pandemic, global supply chain issues, increased demand and cost of materials and increased energy prices. Delivery is expected to improve in the Suffolk Coastal area as larger, strategic site allocations in the Local Plan come forward and start delivering a steady supply of homes.

Suffolk Coastal housing completions 2018-22

2018/19	2019/20	2020/21	2021/22
588	660	511	499

- 7.55 23% of all housing completed between 2018-22 are affordable homes (526 of 2,258 new homes). All new housing developments of 10 or more dwellings or on sites of 0.5ha or more must make provision for 1 in 3 of the total dwellings to be affordable.

Suffolk Coastal affordable housing completions 2018-22

2018/19	2019/20	2020/21	2021/22
125	197	90	114

- 7.56 The provision of housing for older people within residential institutions (C2) can be included in housing land supply and housing delivery figures. The contribution is based on the accommodation released in the housing market⁵. The figures below are in addition to the housing completions reported above. More information on care homes and other specialist housing is reported later in this section.

Suffolk Coastal care homes completions (equivalent dwellings) 2018-22

2018/19	2019/20	2020/21	2021/22
6	0	-4	31

- 7.57 The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (2017) identifies a requirement for 15 pitches over the period 2016–2036. No additional pitches have been permitted or completed during the monitoring period however this is reflective of planning applications not being submitted.

Waveney Local Plan

- 7.58 The Waveney Local Plan identifies a need for 8,223 new homes over the plan period, 2014-2036. This equates to an annual requirement of 374 new homes per year; however, delivery has only averaged 224 dwellings per year. This is a shortfall of 1,196 homes over the period 2014-2022.
- 7.59 The Housing Action Plan published in 2019 explored in detail past reasons for low housing delivery in the Waveney area. Housing delivery has increased since the Local Plan was adopted in March 2019 which is encouraging, but it is still below the target rate set in the Local Plan. A number of issues have impacted the construction industry in recent years as detailed above.

⁵ The ratio applied is 1.8 to 1 i.e. for every 1.8 bed spaces in an institution, 1 housing unit is assumed.

- 7.60 Two rounds of public engagement⁶ have been undertaken by Suffolk County Council as majority landowner of the North of Lowestoft Garden Village allocation (WLP2.13). This engagement will support the development of, an initial planning application, expected to be submitted in 2023.

Waveney total housing completions 2014-22

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
136	135	264	284	297	156	201	323

- 7.61 29% of all housing completed between 2014-22 is affordable housing (512 of 1,796 new homes). All new housing developments of 11 or more dwellings must make provision for a proportion of the total dwellings to be affordable. The provision ranges from 20% to 40%, based on defined affordable housing areas (Policy WLP8.2 Affordable Housing).
- 7.62 A scheme at the former Southwold Hospital to provide community use (including a new library) and nine homes has completed this year. As permitted, the homes comprised five market homes and four affordable homes. However, the five market homes have been taken on by Hastoe Housing Association and provide much needed additional affordable housing in Southwold. However, as an 'acquisition' these five dwellings are not able to be counted within the affordable housing completion figures.

Waveney affordable housing completions 2014-22

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
24	13	88	120	89	25	42	111

- 7.63 The Waveney Local Plan allocates approximately 12% more homes than the minimum level required to help enable more affordable homes to be delivered and ensure the objectively assessed need will be met if some allocations fail to come forward or there is a delay in delivery (Policy WLP1.1 Scale and Location of Growth).
- 7.64 The provision of housing for older people within residential institutions (C2) can be included in housing land supply and housing delivery figures. The contribution is based on the accommodation released in the housing market⁷. The figures below are in addition to the housing completions reported above. More information on care homes and other specialist housing is reported later in this section.

Waveney care homes completions (equivalent dwellings) 2014-22

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
0	-21	4	7	38	13	5	0

⁶ <https://www.northoflowestoft.co.uk/>

⁷ The ratio applied is 1.8 to 1 i.e. for every 1.8 bed spaces in an institution, 1 housing unit is assumed.

- 7.65 The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (2017) identifies a requirement for 17 additional Gypsy and Traveller pitches in Waveney over the period 2016-2036, and this provides the context for Policy WLP8.5 Gypsy and Traveller Sites. No additional pitches have been permitted or completed during the monitoring period however this is reflective of planning applications not being submitted. WLP8.5 provides a criteria-based policy to support such development both within Settlement Boundaries and within the Countryside and to date four pitches have been provided (2018/19 monitoring period).

Housing types and sizes

Indicator	Suffolk Coastal	Waveney	Further information
Type and size of completed dwellings - Completions by type (gross completions)	House: 75% Bungalow: 9% Flat: 15%	House: 67% Bungalow: 14% Flat: 18%	East Suffolk Open Data Portal
Type and size of completed dwellings - Completions by bedrooms (gross completions)	1 Bed: 14% 2 Bed: 27% 3 Bed: 34% 4+ Bed: 24%	1 Bed: 22% 2 Bed: 37% 3 Bed: 26% 4+ Bed: 14%	East Suffolk Open Data Portal
Number and percentage of affordable housing completed by tenure (subset of net additional homes completed)	See charts below		East Suffolk Open Data Portal
Affordable housing on residential developments (permissions)	Nine relevant applications providing 261 affordable homes of total 274 required by policy.	Five relevant applications providing 144 affordable homes of total 151 required by policy.	-
Net additional bedrooms in C2 care homes	55	0	-

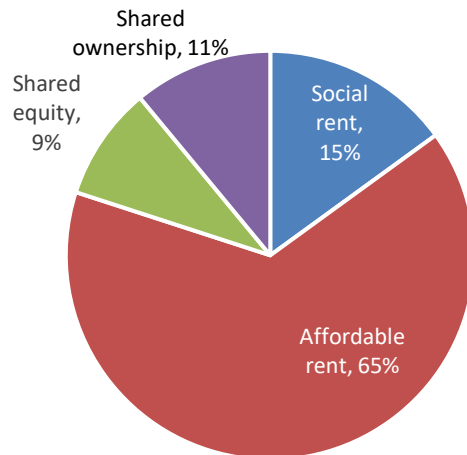
Types and size of completed dwellings (gross completions): gross completions does not account for losses such as demolitions.

Affordable housing on residential developments: the requirement for the Suffolk Coastal Local Plan is for sites with a capacity for 10 or more units or sites of 0.5ha to make provision for 1 in 3 units to be affordable dwellings; the requirement for the Waveney Local Plan is for sites with a capacity for 11 or more units to make provision of 20%, 30% or 40% affordable dwellings based on locality.

Affordable housing completed by tenure

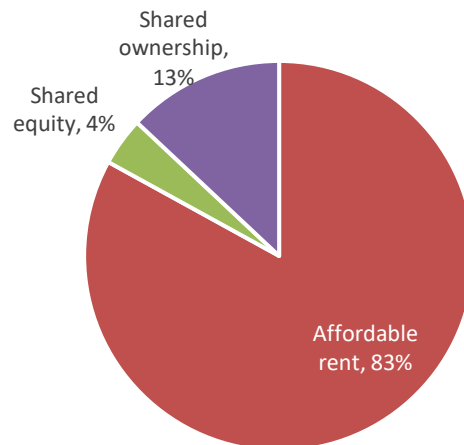
Suffolk Coastal

(114 net affordable completions)



Waveney

(111 net affordable completions)



Suffolk Coastal Local Plan

- 7.66 The Suffolk Coastal Local Plan sets out the size of dwellings that should be delivered as a percentage of the overall need for housing (Table 5.1). Over the plan period, completions of smaller dwellings (one and two bedroom) have generally matched the identified need. However, delivery of three bedroom dwellings are 10% higher and four bedroom dwellings 14% lower than need. Policy SCLP5.8 Housing Mix expects a focus on 1 and 2 bedroom dwellings and it is evident that completions for these types of homes meet this expectation.

Suffolk Coastal housing completions 2018-22 by number of bedrooms

	1 Bed	2 Bed	3 Bed	4+ Bed
Identified need	12%	29%	25%	33%
Completions	13%	32%	35%	19%

- 7.67 65% of the affordable homes completed were for affordable rent. This is a higher percentage than that identified in Policy SCLP5.10 which sets out that 50% should be for affordable rent/social rent and 25% for shared ownership and 25% for discounted market sale. However, it should be acknowledged that these developments would have been approved under policies of the previous Local Plan.
- 7.68 Nine applications approved this monitoring year are required to provide affordable housing (preferably on-site), of these, six applications meet the policy requirement. A further application goes beyond the requirement and provides 69% affordable housing. This is a site to be developed by the Council at the former Deben High School in Felixstowe. Approval of Reserved Matters for the re-development of land at Walton High Street for 355 dwellings secures 24% affordable housing as this

was secured at outline stage due to the costs of relocating the shooting range. The final application for the conversion of the Leiston and District Constitutional Club into 12 apartments and 3 new build dwellings would require 5 on-site affordable homes however the under vacant building credit the requirement is reduced to 2 dwellings which are provided on-site.

- 7.69 The Strategic Housing Market Assessment (2017) identifies a need for 1,118 additional spaces in care homes and nursing homes to 2036. The Local Plan addresses the needs of an ageing population in a number of ways including through the provision of accessible and adaptable dwellings as part of the housing mix and a number of site specific allocations requiring housing to meet the needs of older people. This year a 55-bedroom care home and eight extra care properties have completed in Melton and in Kesgrave one sheltered housing unit has completed⁸.

Waveney Local Plan

- 7.70 Policy WLP8.1 Housing Mix requires at least 35% of dwellings to be 1 or 2 bed dwellings on development sites and to date 45% of completions are smaller dwellings.

Waveney housing completions 2014-22 by number of bedrooms

	1 Bed	2 Bed	3 Bed	4+ Bed
Completions	13%	32%	36%	19%

- 7.71 83% of affordable homes completed this monitoring year are affordable rent. This generally reflects the policy approach of the previous Local Plan which set out that the majority of affordable housing should be social rent and not more than 10% for intermediate tenures including rent and shared equity. It is expected that future delivery of affordable housing will more generally reflect the approach in Policy WLP8.2 with 50% of affordable housing provision for affordable rent and 50% for intermediate housing tenures.
- 7.72 Policy WLP8.2 Affordable Housing requires all new developments of 11 or more dwellings to provide affordable housing, preferably on site. Five relevant applications were permitted during the monitoring year of which four applications meet the policy requirement. The final application is for the re-development of the site of the former Worlingham Primary School for 19 dwellings and a community centre. The viability assessment demonstrated the proposed scheme is only just viable with no surplus towards the provision of affordable housing. Therefore, it is considered exceptional circumstances (provision of community centre) have been demonstrated so that a nil provision of affordable housing for this site can be accepted.
- 7.73 The Strategic Housing Market Assessment (2017) identifies a need for 905 additional spaces in care homes and nursing homes over the plan period of which the majority will be delivered on larger allocations. The Local Plan does not have a specific policy for this sector, however, a number of

⁸ Care homes are not included within housing completions figures. However, other forms of specialist housing including sheltered and extra care are included within housing completion figures.

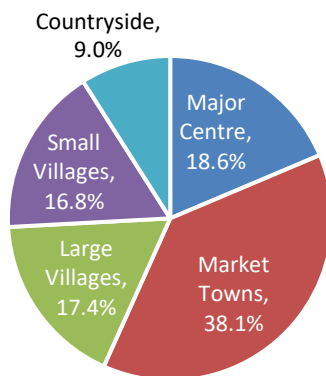
strategic site allocations require housing to make provision for older people and to date none of these sites have been subject to a planning application. Although no care home bedrooms have been completed this monitoring year, over the plan period (2014-22) a net gain of 82 bedrooms within care homes has been recorded. This year, 15 sheltered bungalows/flats have completed in Beccles which form part of an extra care village comprising 25 sheltered housing units and 55 apartments.⁸

Location of new housing

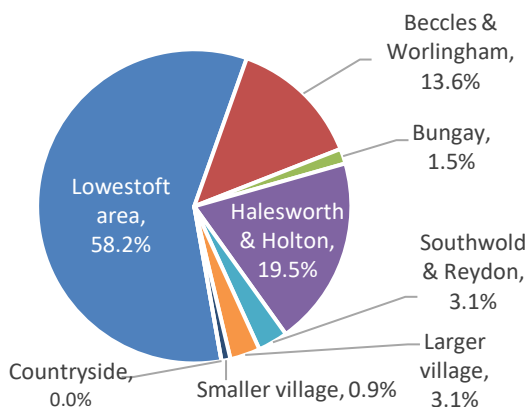
Indicator	Suffolk Coastal	Waveney
% of housing development by settlement hierarchy	See charts below	
% of housing development in the countryside - outside of Settlement Boundaries (Local Plans and Neighbourhood Plans)	20% (99 of 499)	11% (34 of 323)
% of new housing completed on previously developed land	34% (169 of 499)	29% (93 of 323)

Housing development by settlement hierarchy 2021/22

Suffolk Coastal



Waveney



Suffolk Coastal Local Plan

- 7.74 Policy SCLP3.2 Settlement Hierarchy of the Suffolk Coastal Local Plan identifies the settlement hierarchy across the plan area, taking into account the role of each settlement. Table 3.3 of the Local Plan sets out the percentage of newly identified housing growth to come forward within the different settlement types across the Local Plan area, and Table 3.5 sets out the percentages of all anticipated housing growth to come forward on a parish by parish basis.
- 7.75 A third of all new housing completed this monitoring year is on previously developed land and is consistent with last year despite the lack of a supply in terms of large brownfield sites. The majority of brownfield completions are from developments of less than 10 dwellings.

- 7.76 The Council's Local Plan evidence base, including updates of the Strategic Housing and Economic Land Availability Assessment, has consistently shown that the available supply of brownfield sites in the former Suffolk Coastal area to be modest and concentrated away from the towns and 'A' road and rail routes at former and underused airfields in rural locations. Whilst there is generally a divergence between the distribution of brownfield land and the Local Plan settlement hierarchy that identifies the most sustainable settlements for growth in the district, the Local Plan has taken opportunities to allocate brownfield land where appropriate such as the Police Headquarters site in Martlesham.

Waveney Local Plan

- 7.77 Policies WLP1.1 and WLP7.1 set out the scale and location of growth in the former Waveney area with half (56%) of future development allocated to Lowestoft as the largest town with its potential for economic growth. This monitoring year housing delivery meets the housing growth expectations for Lowestoft, whilst across the market towns delivery has been slightly higher at 38% and lower in the rural areas at 4%. Over the plan period as a whole, as site allocations come forward, housing delivery is expected to be consistent with the distribution strategy.
- 7.78 As last year, almost a third of all new housing completed this monitoring year is on previously developed land, a reduction from 50% of completions in 2019/20. This reflects the higher number of completions on larger greenfield sites and is expected to continue at this reduced level as the majority of housing allocations in the Local Plan are on greenfield sites, reflecting the complexities with delivery of new housing on brownfield sites. 20% of new homes allocated are on previously developed land including 1,380 at Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4).

Housing Commitments

- 7.79 As at 31st March 2022, just over 7,500 new homes have planning permission of which 1,132 are under construction.

Geographic area	Total commitments	Full consent	Outline consent	Market housing	Affordable housing
Suffolk Coastal Local Plan area	4,992	2,324	2,668	3,768	1,224
Waveney Local Plan area	2,553	1,448	1,105	2,035	518
East Suffolk	7,545	3,772	3,773	5,803	1,742

- 7.80 More information on these planning consents can be found on the [East Suffolk Open Data Portal](https://www.eastsuffolk.gov.uk/open-data-portal/).

Statement of Housing Land Supply (5 year land supply)

- 7.81 National policy requires local planning authorities to identify and update annually a supply of specific, deliverable sites, sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old. The supply is required to include a 5% buffer to ensure choice and competition in the market for land or a 20% buffer where there has been a persistent under delivery of housing as evidenced through the Housing Delivery Test (National Planning Policy Framework para. 74). For sites to be considered deliverable they should be available now, offer a suitable location for development now, be achievable with a realistic prospect that housing will be delivered on the site within the five years.
- 7.82 The Suffolk Coastal Local Plan sets out a housing requirement of 542 dwellings per year over the period 2018–2036. The Waveney Local Plan sets out a housing requirement of 374 dwellings per year over the period 2014–2036. The 2021 Housing Delivery Test result for East Suffolk was 107% and therefore the 85% threshold for delivery has been exceeded meaning that a 5% buffer is applied in this year's assessment.
- 7.83 The East Suffolk Statement of Housing Land Supply 2022 confirms (as at 31st March 2022):
- The Suffolk Coastal Local Plan area of East Suffolk has a housing land supply of 6.47 years.
 - The Waveney Local Plan area of East Suffolk has a housing land supply of 5.78 years.
- 7.84 Further information can be found at <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/open-data/housing-land-supply/>

Housing Delivery Test and Housing Action Plan

- 7.85 The Housing Delivery Test assesses how successful each Local Authority has been at supplying the required number of houses in the previous three financial years. In Local Planning Authority areas where less than 95% of the required housing has been delivered over the past three years, authorities must produce a Housing Action Plan. Where less than 85% of the requirement was delivered there is an additional requirement to apply a 20% buffer in calculating the 5-year housing land supply.
- 7.86 The first Housing Delivery Test result for 2018 was published in February 2019. The Council has published a Housing Action Plan annually since 2019 regardless of the Housing Delivery Test result for the former Suffolk Coastal area, former Waveney area or East Suffolk area. The Housing Delivery Test result has related to East Suffolk Council as a single area since the publication of the 2020 Housing Delivery Test result in January 2021. Over the past two years East Suffolk Council has maintained a result of over 100% and has not been required to take further action.

- 7.87 Regardless of future Housing Delivery Test results, East Suffolk Council intends to produce an annual Housing Action Plan to check the progress and success of actions to secure housing delivery and enable the Council to take early steps to minimise any future risk of under delivery. A fourth Housing Action Plan has been published and further information can be found at www.eastsuffolk.gov.uk/housing-action-plan/.

Self-build and custom housebuilding register

- 7.88 The Self-Build and Custom Housebuilding Act 2015 (as amended) places a duty on local councils in England to keep and have regard to a register of people who are interested in self build or custom build projects in their area. Registers help inform councils of the level of demand for self build and custom build plots in their area and develop a strategy for providing plots. The Council has three years in which to grant sufficient development permissions to meet the need recorded on the register in a 'base period'. Beginning in 2015, a base period begins on 31st October and finishes on 30th October the following year. Please note that the Authority Monitoring Report uses financial years and not base periods for the purposes of its monitoring.
- 7.89 In light of the Self-Build and Custom Housebuilding Act 2015 (as amended), both the Waveney Local Plan and the Suffolk Coastal Local Plan include a policy approach to meet the needs identified on the Council's register. This includes policies WLP8.3 and SCLP5.9 which specifically support proposals for self / custom build plots and require developments of 100 or more dwellings to provide 5% self or custom build properties.

Indicator	Suffolk Coastal	Number of dwellings permitted	Waveney	Number of dwellings permitted
Developments of 100 or more dwellings to provide 5% self or custom build properties	DC/20/3264/FUL	Total: 136; custom/self build plots: 7	DC/21/0671/FUL	Total: 156; custom/self build plots: 6
			DC/19/1141/OUT	Total: <i>up to</i> 220; custom/self build plots: <i>up to</i> 11

- 7.90 The table above shows the planning applications for developments which are delivering custom or self build plots as part of a larger scheme of 100 or more dwellings. There are three such permissions approved in this monitoring year, providing around 24 plots. DC/19/1141/OUT is an outline planning permission and the numbers of dwellings have not been fixed, therefore it is not possible to state the precise numbers of custom/self build plots which will be provided.
- 7.91 Additional indicators to support self build and custom build in East Suffolk.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Further information
Number of individuals and groups entered on the self build / custom build register as at 31 st March 2022	N/A	N/A	551	East Suffolk Self Build and Custom Build webpage
Number of plots approved for self or custom build (2021/22)	53	13	66	East Suffolk Self Build and Custom Build webpage
Number of plots approved for self or custom build: Approvals can be via planning permission for self or custom build plots or plots which have been granted self build CIL relief.				

- 7.92 108 entries have been removed from the register and are not included in the total number of entries in the table above. Reasons for removal from the register include requests to be removed, removal of duplicate entries, and individuals removed as no longer at the address provided.
- 7.93 66 custom and self build plots were given permission across East Suffolk during the monitoring period. However, in total almost 400 single new dwellings were given permission during the monitoring period. Given the ability to claim CIL relief for self build homes, it is possible that a significant number of these single dwellings will be self build projects, suggesting that the overall number of self build developments being delivered will in fact be significantly higher.
- 7.94 Further information on self build and custom housebuilding can be found at www.eastsuffolk.gov.uk/self-build-and-custom-build/.

Other housing indicators

Indicator	East Suffolk	Further information
Population estimates (Census 2021)	245,900	ONS Census 2021 Population
Homelessness - total households assessed and total households assessed as owed a duty (Apr 2021-Mar 2022)	1,135 households assessed 1,123 households; assessed as owed a duty (98.9%)	MHCLG Homelessness statistics
Housing affordability - Ratio of median house price to median gross annual (where available) workplace-based earnings (2021)	9.74	ONS Housing affordability

Indicator	East Suffolk	Further information
<u>Homelessness</u> - Prevention duties include any activities aimed at preventing a household threatened with homelessness within 56 days from becoming homeless. Relief duties are owed to households that are already homeless and require help to secure settled accommodation.		

- 7.95 The data above provides further contextual information relating to housing provision. The Census 2021 shows East Suffolk has a population of 245,900. This is an increase of 2.6% from 239,600 in 2011. The population increase is lower than the overall increase for England (6.6%), with the East of England having the largest increase of all English regions of 8.3%. In East Suffolk there has been an increase of 21.3% in people aged 65 years and over, a decrease of 2.5% in people aged 15 to 64 years, and a decrease of 5.4% in children aged under 15 years.
- 7.96 Data on homelessness for 2021/22 shows that 1,123 households were assessed as owed a duty, of which 404 households owed relief duty within East Suffolk. The figures for the previous year showed 1,124 households assessed with 1,120 households owed a duty, of which 484 owed relief duty. The delivery of new housing and affordable housing contributes to addressing this, alongside the role of the Council's Housing Service.
- 7.97 Housing affordability has increased to 9.4 from 8.39. Historically, the ratio of house prices to earnings in the former Suffolk Coastal part of East Suffolk has been higher than in the former Waveney area. Details of the amount of affordable housing provided are set out in the sections above.

Housing Summary

Housing completions in the former Suffolk Coastal area are above the Local Plan requirement over the plan period to date. In the former Waveney area, despite housing completions generally increasing year on year, there has been under delivery across the plan period.

The most recent Housing Delivery Test results, covering the period 2018/19 to 2020/21, relates to East Suffolk and although no further action is required, the Council is committed to maintaining its annual Housing Action Plan as a tool to assist with supporting housing delivery. The East Suffolk Local Plans set out allocations to meet and exceed housing need over the period to 2036, and it is expected that through the implementation of these the housing needed will be delivered.

The affordability of housing remains an issue within East Suffolk, and affordable housing continues to be delivered through Council's planning policies, and completions have predominantly provided affordable housing for rent. To meet the identified district wide requirements, it is anticipated that in future years a greater proportion of affordable ownership tenures will be provided. Following a six week public consultation during November–December 2021, the [Affordable Housing Supplementary Planning Document](#) was adopted in May 2022. It provides guidance for the preparation and determination of planning applications which involve affordable housing.

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

The Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document has recently been adopted (November 2022). It supports the implementation of policies SCLP5.4 and WLP8.7 by providing guidance on the development of small scale housing, of up to five dwellings, in the countryside.

Next steps

- Continue to monitor the supply of housing land in the District through the [Statement of Housing Land Supply](#)
- Implement the actions contained in the [East Suffolk Housing Action Plan](#) and review as necessary
- Continue to maintain the [Brownfield Land Register](#) (update by December 2022)
- Continue to maintain the [East Suffolk Self Build and Custom Build Register](#) and develop ways to match people on the Register to self and custom build plots within the District

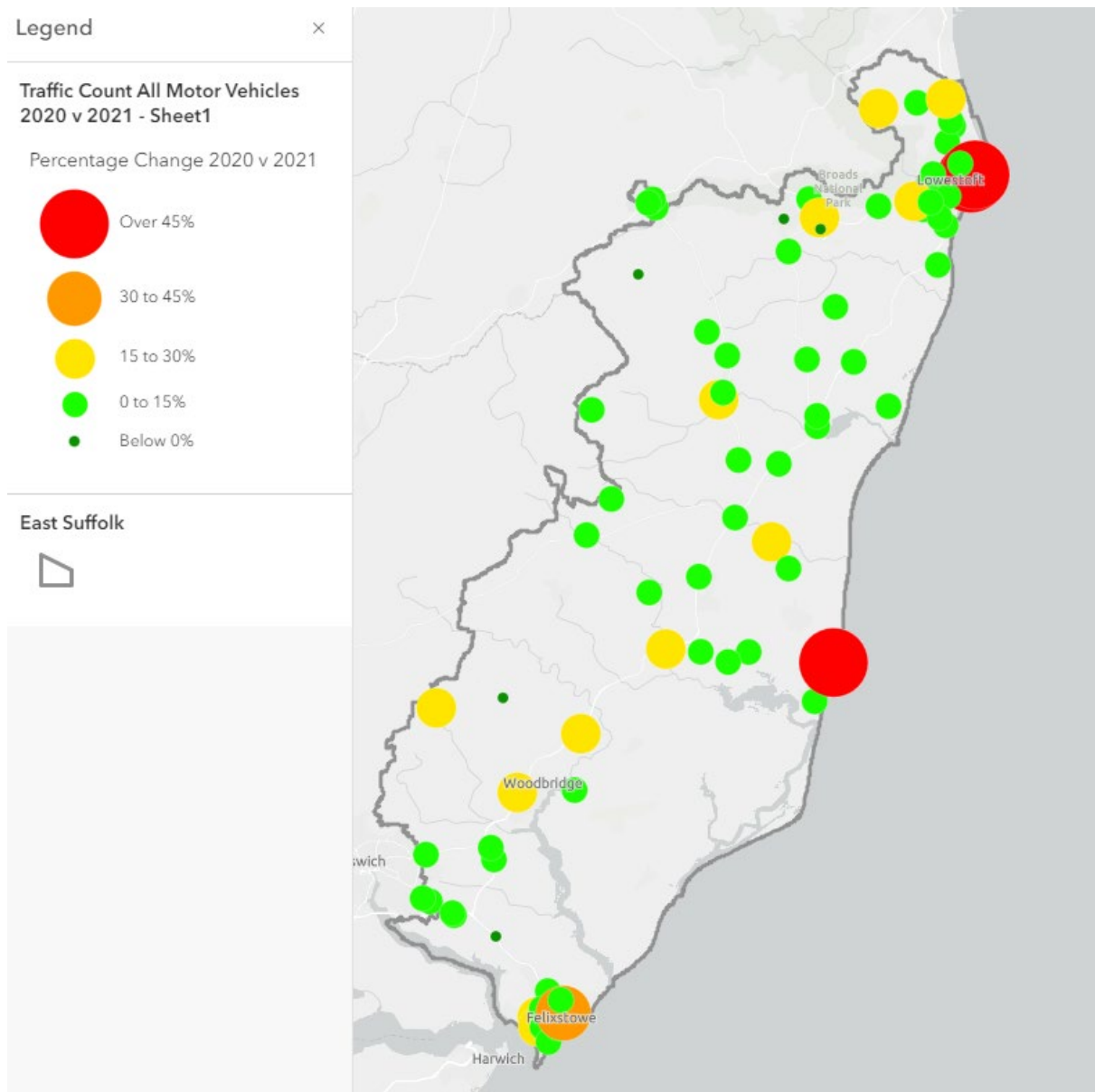
Transport

- 7.98 This section provides information on the delivery of sustainable transport measures and the mitigation of traffic impacts from new developments across East Suffolk. Strategic transport improvements are covered in the 'Delivery of Infrastructure Projects' section.
- 7.99 Although not a Highway Authority, the Council has a role to play in ensuring transport initiatives and measures are implemented in consultation with Highways England and Suffolk County Council (the Highway Authority). The requirement to include Travel Plans and Transport Statements as part of planning applications based on thresholds are typically used by planning authorities to implement such measures, and this is reflected in the Council's development management policies.
- 7.100 Travel to work and means of travel is sourced from the Census and it is expected the 2021 Census data related to these topics will be released later in 2022/early 2023⁹. Department for Transport traffic count data shows that motor vehicle movements have generally increased between 2020 and 2021 but not yet reached the levels of 2019. However, the longer-term effects of the COVID-19 pandemic on working patterns will emerge over the coming years.
- 7.101 Both Local Plans contain policies to support new housing development in sustainable locations, encourage the use of sustainable means of transport and provide support to the telecommunications industry to maximise the use of super-fast broadband which could assist with home working.
- 7.102 The East Suffolk Cycling and Walking Strategy was adopted on 4th October 2022. The Strategy was formed after two public consultations and discussions with various stakeholders. The Strategy outlines important cycling and walking recommendations throughout the East Suffolk area. The recommendations include key corridors which create coherent networks connecting key destinations (e.g. Ipswich to Melton and Lowestoft to Kessingland), community comments based on public input, leisure routes and Local Plan site allocation recommendations.

Indicator	Suffolk Coastal	Waveney	Further information
Submission of Transport Statements for residential developments between 50-80 dwellings	Four relevant applications – all met requirement	No relevant applications determined	-
Submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings	One relevant application – met requirement	Two relevant applications – all met requirement	-

⁹<https://www.ons.gov.uk/releasedcalendar?query=census&fromDateDay=&fromDateMonth=&fromDateYear=&toDateDay=&toDateMonth=&toDateYear=&view=upcoming>

Indicator	Suffolk Coastal	Waveney	Further information
Provision of pedestrian and cycle access / public rights of way as required by site allocations (permissions granted 2021/22)	2 of 3 allocations: SCLP12.60 - DC/20/3264/FUL SCLP12.62 - DC/20/3890/OUT	1 allocation: WLP6.1 - DC/19/1141/OUT	-
Traffic counts (all motor vehicles)	See map below – percentage changes between 2020 and 2021		Road traffic statistics – Download data (dft.gov.uk)



7.103 The site allocation policies can require new cycling and walking infrastructure to mitigate and support the new residents by creating sustainable developments. Infrastructure was secured in accordance

with the policy at Land between High Street and Chapel Lane, Pettistree (SCLP12.60), Land east of Redwald Road, Rendlesham (SCLP12.62) and Land west of Copperwheat Avenue, Reydon (WLP6.1). Due to highway constraints, the path south into Darsham which was a requirement of allocation SCLP12.69 can not be provided to its full extent (DC/20/4709/OUT).

- 7.104 Traffic count data shows that motor vehicle movements have generally increased between 2020 and 2021. However, 2020 data was significantly affected by the national travel restrictions. Therefore increases between 2020 and 2021 are due to recovery to more usual travel patterns. Three sites have recorded an increase of over 45%, and as expected, two of these sites are within Lowestoft at the bascule bridge (A12) and Battery Green Road (A47) with percentage increases of 48% and 74% respectively. The third site is the B1353 in Thorpeness recording a 68% increase and exceeding levels recorded in 2019 by 329 vehicle movements.

Transport Summary

Policy WLP8.21 from the Waveney Local Plan and policy SCLP7.1 of the Suffolk Coastal Local Plan requires the submission of Transport Assessments/Travel Plans or Transport Statements depending on the number of dwellings proposed. The high rate of adherence to this requirement reflects effectiveness of this policy.

Next steps

- With the adoption of the East Suffolk Cycling and Walking Strategy focus will be moved to implementing its recommendations.



Climate Change

- 7.105 This section provides information on the implementation of sustainable construction standards, renewable energy permissions, and assessments of applications at risk of coastal erosion and flood risk.
- 7.106 The [Sustainable Construction Supplementary Planning Document](#) was adopted in April 2022. It provides high-level practical guidance on sustainable construction methods and technologies, and the implementation of the sustainable construction and renewable and low carbon energy policies of the Local Plans. The document includes standard conditions to be attached to planning consents (Appendix C) and a sustainable development checklist (Appendix D) to ensure development proposals are compliant with relevant policy and acceptable in planning terms.
- 7.107 The East Suffolk [planning application validation checklist](#) (October 2020) explains that Sustainability Statements (in the Waveney Local Plan area) or other required documentation (BREEAM post-construction certificate, Energy Statement and Water Statement, as relevant) submitted demonstrates how sustainability matters related to the development have been addressed by the applicant.
- 7.108 The [Environmental Guidance Note](#) (November 2020) provides information on best practices for developers seeking to mitigate the impact of the building industry on climate change.
- 7.109 The Council, as a Risk Management Authority, is responsible for addressing coastal erosion and coastal flooding across the district. Land affected by physical change to the shoreline through coastal erosion, coastal landslip or permanent inundation is defined in the National Planning Policy Framework as a Coastal Change Management Area. The Coastal Change Management Area is identified on the Policies Maps of the Suffolk Coastal Local Plan and the Waveney Local Plan.
- 7.110 A partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, The Broads Authority, and the shared Coastal Partnership East Team is preparing a Coastal Adaptation Supplementary Planning Document to aid the implementation of coastal planning policies in the partnership's development plan documents. Coastal planning policies relate to development within the Coastal Change Management Area, and relocation and rollback of properties at risk from coastal change. A draft of the SPD will be published for formal consultation in due course.

Indicator	Suffolk Coastal	Waveney	Further information
New non-residential development of 1,000m ² or more gross floorspace to achieve BREEAM 'Very Good' standard or equivalent - submission of BREEAM post	One relevant scheme completed however no condition applied	No relevant schemes completed this monitoring year	-

Indicator	Suffolk Coastal	Waveney	Further information
construction certificate (secured through planning condition)	to secure BREEAM standard		
Sustainability Statement to be submitted with applications for 10 or more homes	N/A	Five relevant schemes approved. One without a Sustainability submitted or equivalent	-
Number and proportion of residential developments of 10 or more homes achieving a reduction of 20% in CO ₂ emissions below the Target Emission Rate (submission of Energy Statement)	Ten relevant schemes approved	N/A	-
Number of renewable energy schemes permitted [commercial]	Two relevant planning applications permitted	Two relevant planning applications permitted	-
Number of replacement homes permitted under coastal relocation / replacement policy	No relevant planning applications determined	One relevant planning application determined	-
Applications permitted in flood zones – planning applications approved against Environment Agency advice on the basis of flood risk	None (3 applications received initial objection from Environment Agency)	None (no applications received initial objection from Environment Agency)	GOV.UK Environment Agency objections to planning applications
Carbon dioxide emissions – Total for all sectors (2020)	East Suffolk figure: 995.7kt		UK local authority and regional greenhouse gas emissions national statistics: 2005-2020

BREEAM: The Suffolk Coastal Local Plan requirement is for all non-residential development of 1,000m² or more floorspace and the Waveney Local Plan requirement is for offices and schools of 1,000m² or more floorspace.

Carbon dioxide emissions: This indicator measures total greenhouse gas in kilotonnes of CO₂ equivalent. Total greenhouse gas emissions are composed of CO₂ totals excluding short-cycle biomass burning (such as agricultural waste burning) but including other biomass burning (such as forest fires, post-burn decay, peat

Indicator	Suffolk Coastal	Waveney	Further information
fires and decay of drained peatlands), all anthropogenic CH ₄ sources, N ₂ O sources and fluorine based-gases (HFCs, PFCs and SF ₆). (Source: landportal.org / N.A.E.I).			

Suffolk Coastal Local Plan

- 7.111 Policy SCLP9.2 Sustainable Construction requires all non-residential development of 1,000m² or more to achieve BREEAM 'very good' standard – this applies to new build and changes of use of existing buildings. This monitoring year, one scheme for the change of use of an agricultural building to storage use (for leisure vehicles such as caravans, cars, boats and motorhomes) has completed having been granted consent in December 2020. However, no condition was applied to meet the policy requirement. Standard condition wording to secure BREEAM certificates is now available in the Sustainable Construction SPD (adopted April 2022).
- 7.112 Policy SCLP9.2 Sustainable Construction requires new developments of more than 10 dwellings to achieve energy efficiency standards that result in a 20% reduction in CO₂ emissions below the Target CO₂ Emission Rate (TER) set out in current Building Regulations.
- 7.113 The Future Home Standard will require new homes to meet new low carbon and energy efficiency standards. An interim uplift to Part L of the Building Regulations was introduced on 15th June 2022. It does not apply to work subject to a building notice, full plans application or initial notice submitted before that date, provided the work for each building is started before 15 June 2023. The new Building Regulation standards exceed those required by policy SCLP9.2.
- 7.114 Ten planning applications for the development of 10 or more dwellings have been approved this monitoring year. In one instance, information was submitted with the application. In most cases conditions have been included on decision notices requiring an Energy Statement or equivalent is submitted. Some of these conditions have since been discharged.
- 7.115 The Environment Agency initially objected to three applications on flood risk grounds during 2021/22. An application for the change of use of an outbuilding to a holiday let was refused as the applicant failed to submit a flood risk assessment and the proposal was considered contrary to policy SCLP9.5 and the National Planning Policy Framework. An application to create hardstanding for car parking and boat storage was withdrawn by the applicant. The final application was prior approval for an agricultural operation to create an irrigation reservoir and is yet to be determined.
- 7.116 Two renewable energy schemes have been approved this monitoring year. The first application is for a solar farm covering six fields in agricultural use in Parham. The scale of the proposal, having a land area of 73.95 hectares and forecast electricity generation output of up to 49.9MW, places it just below the 50MW Nationally Significant Infrastructure Project threshold for an onshore generation station. The forecast electricity generation equates to the power consumption of approximately 16,582 homes. The second scheme is for a certificate of lawful development on Crown land adjacent the main prison complex at HMP Hollesley Bay. The ground mounted solar array will comprise 2,610

panels spread over 8 rows generating 1,200kWp to power the main prison complex of HMP Hollesley Bay and HMP Warren Hill.

Waveney Local Plan

- 7.117 Policy WLP8.28 requires the submission of a Sustainability Statement for new major development to demonstrate how the development can reduce its impact on the environment. The planning application validation checklist and the publication of the Sustainable Construction SPD will help ensure that appropriate Sustainability Statements demonstrate how sustainability of the development has been considered by the applicant. This monitoring year, five relevant schemes were determined. Three applications submitted Sustainability Statements or equivalent with their applications and one application had a condition attached to the decision notice requiring a Sustainable Construction Statement to be submitted. One scheme was not compliant and this may be because the application amended the design and layout of a previously approved scheme.
- 7.118 Policy WLP6.1 Copperwheat Avenue, Reydon allocates land for 220 homes of which seven plots are to be reserved for the relocation of dwellings already lost or at risk from coastal erosion. Outline consent was issued on 16th September 2021. Planning condition 3 requires that, prior to the submission of the first reserved matters application, a site wide phasing plan is submitted for approval - this plan should include, amongst other items, the location of the seven plots. Owners of properties at risk (or already lost) are not obliged to take on these plots. However, if they are not taken up after a period of five years following the completion of the development then the plots must be made available instead for the provision of affordable housing. Securing the seven plots is set out in detail in the S106 legal agreement.
- 7.119 Coastal erosion has been particularly significant in parts of Pakefield recently. Four clifftop properties were issued with Demolition Notices by the Council in February 2022 due to them being very close to the cliff edge. Some land at the nearby holiday park (now owned by Park Holidays) was also lost to erosion. The Coastal Partnership East team has been working closely with the local community for several years to develop options to reduce the risk of coastal erosion in this area.
- 7.120 Two renewable energy schemes have been permitted this monitoring year. One application is for the installation of a combined heat and power unit at the Ellough Anaerobic Digestion Facility. This will enhance the facility's output of pure bio-methane, via existing biogas cleaning and upgrading processing operations. The other application is for the installation of a 180kWp solar array to the roof of an employment unit at Ellough Industrial Estate. Generally this type of proposal is permitted development; however in this case as the panels are within 1 metre of the edge of the roof slope, planning consent is required.
- 7.121 Lowestoft has significant areas within Flood Zone 3. Construction of Tidal Flood Walls work package 1 commenced April 2021 and completed in May 2022. Work package 2 commenced in January 2022 with completion expected in 2023. Work is continuing on the design of the tidal barrier. When

complete the project will significantly reduce the risk of tidal flooding to areas adjacent to Lake Lothing, including the Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4).

Climate Change Summary

In light of the Climate Emergency, both nationally and locally, the Council is taking proactive steps to address the planning-related implications.

The Council continues to address climate change through proactive policies in the Local Plans which promote sustainable construction techniques, the use of renewable technologies across the district, the avoidance of inappropriate development at flood risk and/or risk of coastal change, and the relocation and rollback of properties at risk of coastal change. The impacts of climate change are continuing to be seen through the impact of coastal erosion and flooding in areas at risk (as well as other areas, such as biodiversity impacts). East Suffolk Council is at the forefront of the renewable energy sector and works in partnership with energy companies and providers to deliver schemes and projects that address the implications of climate change.

Next steps

- Develop a Coastal Adaptation Supplementary Planning Document - a joint document with North Norfolk District Council, Great Yarmouth Borough Council, the Broads Authority, and Coastal Partnership East covering the coastline from Holkham in Norfolk to Felixstowe in Suffolk (adoption expected during 2023)
- Develop processes to ensure climate change indicators, particularly for monitoring properties at risk from coastal erosion and flood risk, can be effectively monitored

Design

- 7.122 Good design is concerned not only with how development looks but also how it feels and functions. The built environment should cater for people throughout their lifetime and be suitable and accessible for people regardless of age, mobility or disability.
- 7.123 High quality design and building conservation in East Suffolk is recognised through the Council's annual Quality of Place Awards. Details can be found at www.eastsuffolk.gov.uk/quality-of-place-awards/. To further the Council's ambition to improve design quality not only within the planning service but across the wider Council a Design Champion has been appointed. The role seeks to champion good design across the Council and identify ways in which the Council can better deliver on its design related ambitions.
- 7.124 Part M of the Building Regulations 2010 establishes the standards that must be achieved regarding the access to and use of buildings. Part M4(2) covers the requirement for new dwellings to provide reasonable provision for most people to access the dwelling, including features which make it suitable for a range of potential occupants.
- 7.125 Part M of the Building Regulations are expected to be updated in 2023 with all new homes required to achieve the M4(2) access standards. Any such changes would have a positive impact on the delivery of accessible and adaptable dwellings as they would secure 100% M4(2) compliance across all new dwellings instead of the current policy requirements of at least 40% in Waveney and at least 50% in Suffolk Coastal in developments of 10 or more dwellings. Implementation and monitoring processes will be reviewed including to address the forthcoming Building Regulations changes.
- 7.126 Building for Life 12 was a design tool used to assess the design quality of new major residential developments for supporting the health and wellbeing of new communities through the creation of attractive, safe and well-functioning places to live. Building for Life 12 was updated and superseded by Building for a Healthy Life guidelines in June 2020, after the Waveney Local Plan had been adopted and when the Suffolk Coastal Local Plan was in a late stage of development. Both Local Plans still therefore refer to Building for Life 12 in their respective key design policies, Policy WLP8.29 Design and Policy SCLP11.1 Design Quality, rather than Building for a Healthy Life. The Building for a Healthy Life guidance is intended to be used primarily as a design process structure, rather than a scoring system. Building for Healthy Life uses a traffic light system to highlight good and bad practice that is similar to the system used in Building for Life 12. A proposed development is assessed against various criteria that are both listed and illustrated in Building for a Healthy life. The guidelines can be found at <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>.
- 7.127 During 2021/22, 64 planning applications for new dwellings were refused, at least in part, on design grounds. A common reason cited for refusal was due to the proposal being a cramped form of

development, of poor or not of high quality design and out of character or harmful to the character of the area and or neighbouring properties.

Indicator	Suffolk Coastal	Waveney	Further information
Major residential developments performing positively against Building for a Healthy Life guidelines	Eight relevant applications determined all compliant with SCLP11.1 Design Quality	Four relevant applications determined all compliant with WLP8.29 Design	-
Sites with a capacity of 10 or more dwellings to make provision for accessible and adaptable dwellings under Part M4(2) of the Building Regulations	Ten relevant applications were determined and five were compliant with policy requirements	Five relevant applications were determined - all relevant applications meet the policy requirement	-
<u>M4(2) standard:</u> Suffolk Coastal Local Plan policy SCLP5.8 requires 50% of all dwellings to meet the standard under Part M4(2) of the Building Regulations, and Waveney Local Plan policy WLP8.31 requires 40% of all dwellings to meet the standard.			

Suffolk Coastal Local Plan

7.128 Policy SCLP11.1 Design Quality aims to ensure development proposals are designed to a high standard, demonstrate an understanding of local character, with particular regard to the key features of local character, and that such features are enhanced through locally distinctive and innovative design. There is an expectation that all major residential developments perform positively against Building for Life 12, or any successor (Building for a Healthy Life). This design tool is intended to guide the assessment of design quality rather than act as a rigid and inflexible scoring system. As noted in the above table, all eight relevant applications have been considered to comply with policy SCLP11.1 Design Quality. While it is challenging to determine the extent to which this compliance is a result of the use of BfL12 or its successor Building for a Healthy Life, the outcome is nonetheless positive.

7.129 Policy SCLP5.8 Housing Mix requires developments of 10 or more dwellings to provide at least 50% of dwellings, and all specialist dwellings, to meet the requirements of Part M4(2) of the Building Regulations. This monitoring year, ten applications have been approved. The schemes vary in size from 15 to 366 dwellings. Five of the schemes provide 50% or more dwellings that meet the M4(2) Building Regulation standard. One scheme for 41 sheltered/retirement housing provides 100% to meet the M4(2) standard and another development provides 95%. Two schemes provide slightly

below the 50% requirement at 40% and 44% and one scheme does not secure any homes to the M4(2) standard. Other schemes claimed in documentation to provide the required number of homes to M4(2) standard but this was not detailed and secured in the approved plans.

- 7.130 9% of homes completed this monitoring year are bungalows (50 no.). Although not necessarily built to accessible/adaptable standards, these completed bungalows could provide occupants with a home that may meet future requirements more readily than a home over more than one floor.

Waveney Local Plan

- 7.131 Policy WLP8.29 Design expects new development to demonstrate high quality design and provides a framework of principles and considerations for well-designed places that respond to local context, and that make the best use of developable land. These considerations are to be applied to the design of all new development. The policy is supportive of major residential developments that perform positively when assessed against Building for Life 12, or any successor (Building for a Healthy Life). This design tool is intended to guide the assessment of design quality rather than act as a rigid and inflexible scoring system. As noted in the above table, all four relevant applications have been considered to comply with policy WLP8.29 Design. While it is challenging to determine the extent to which this compliance is a result of the use of BfL12 or its successor Building for a Healthy Life, the outcome is nonetheless positive.
- 7.132 Policy WLP8.31 Lifetime Design requires developments of 10 or more dwellings to provide 40% of dwellings to the requirements of Part M4(2) of the Building Regulations. This monitoring year, five applications have been permitted and all meet the requirement either through the submission of final details or are secured by condition.
- 7.133 14% of homes completed this monitoring year are bungalows (48 no.). Although not necessarily built to accessible/adaptable standards, these completed bungalows could provide occupants with a home that may meet future requirements more readily than a home over more than one floor.

Design Summary

Achieving well-designed development is fundamental to the creation of excellent quality places that support high levels of health and wellbeing in the communities that live, work and play there so that they may thrive. High quality design district-wide will support East Suffolk to continue to be an attractive, healthy and well-functioning place to live that meets the needs of people of all ages, abilities and ways of life, and continues to attract investment.

Delivering such development requires an understanding of the principles of good design according to the intended users and purpose of the development. As such the Building for a Healthy Life guidelines are recommended for residential development, and other uses or mixed use

development proposals should have regard to the relevant sections of the National Planning Policy Framework, National Design Guide and other relevant guidance documents.

The Council has prepared the East Suffolk Sustainable Construction SPD (adopted April 2022), Affordable Housing SPD (adopted May 2022), and is in the process of developing a Healthy Environments SPD (adoption expected 2023), all of which will include design guidance relevant to the topic area.

The Cycling and Walking Strategy (October 2022) is essentially a list of high priority active travel infrastructure schemes for the district. The Strategy has a direct relationship with development in the district as this is likely to be its main means of delivery and development will be expected to support the delivery of the Strategy, where relevant and proportionate to the proposal.

Through the application of the Building for a Healthy Life guidelines – in concert with the other provisions of both SCLP11.1, WLP8.29 and other key design policies in the Local Plans – the Council will be able to monitor design quality across the district which will help identify both opportunities and constraints to achieving high quality homes, work places and wider public realm.

Next steps

- Implementation of design policies to ensure delivery of development of high design quality including supporting people's health, wellbeing and ways of life throughout their lifetime
- With the adoption of the East Suffolk Cycling and Walking Strategy focus will be moved to implementing its recommendations
- Review the implementation and monitoring of M4(2) dwelling in consultation with Building Control taking into consideration future changes to Building Regulations
- Progress the East Suffolk Healthy Environments Supplementary Planning Document (adoption expected 2023)

Natural Environment

- 7.134 East Suffolk has a high quality natural environment which is enjoyed by residents, visitors, and wildlife. There are a range of locally, nationally and internationally designated sites of landscape and biodiversity importance, including the Suffolk Coast & Heaths AONB, RSPB Minsmere, and the Norfolk and Suffolk Broads.
- 7.135 A particular issue is the need to ensure that new development, through increased recreational pressure, does not result in harm to the integrity of Special Protection Areas, Special Areas of Conservation and Ramsar sites. Many of the European designated sites cross administrative boundaries, therefore a collaborative approach is required to ensure that mitigation measures are delivered across the wider area in a consistent manner.
- 7.136 The Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) has been developed with East Suffolk Council, Ipswich Borough Council, Babergh District Council and Mid Suffolk District Council. The RAMS document identifies a 13km 'Zone of Influence' around the designated sites and requires new residential development within that zone to make a financial contribution towards a suite of measures to mitigate the impacts of increased recreational pressure. The relevant sites within East Suffolk are:
- Alde - Ore Estuary Special Protection Area (SPA) and Ramsar site
 - Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons Special Area of Conservation (SAC)
 - Deben Estuary SPA and Ramsar site
 - Minsmere to Walberswick Heaths and Marshes SAC
 - Minsmere - Walberswick SPA
 - Orfordness - Shingle Street SAC
 - Sandlings SPA
 - Stour and Orwell Estuaries SPA and Ramsar site
- 7.137 East Suffolk Council have worked in partnership with Ipswich Borough Council to prepare the Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (SPD). This supports the delivery of the RAMS project, it includes the per-dwelling tariff and provides further guidance for applicants within the RAMS Zone of Influence, including detail around which kinds of development need to pay the tariff and the options for making that payment. The SPD was adopted by Ipswich Borough Council in February 2020 and by East Suffolk Council on 4th May 2021.

Indicator	East Suffolk	Further information
Habitat mitigation (Recreational Disturbance Avoidance and Mitigation Strategy (RAMS))	£350,452.53 RAMS contributions collected	Infrastructure Funding Statement (IFS) » East Suffolk Council

7.138 The Recreational Disturbance Avoidance and Mitigation Strategy project includes separate arrangements for monitoring the collection and spend of the tariff and this will be reported through the RAMS Executive Board. Information on RAMS collection is also included in the annual Infrastructure Funding Statement¹⁰. During the 2021/22 monitoring year, a total of £350,452.53 in RAMS contributions was collected. The total amount of RAMS contributions collected, as at 31st March 2022, stands at £840,047.15.¹¹

7.139 The Environment Bill became law in November 2021 and the national requirement for Biodiversity Net Gain on development sites is likely to be introduced in 2023. Both Local Plans contain policies that ensure the protection of the natural environment and encourage net gains where possible. The Council are currently working with other Suffolk Local Authorities to consider an interim approach to Biodiversity Net Gain.

Indicator	Suffolk Coastal	Waveney	Further information
Settlement Coalescence – number of applications permitted within gaps	One application for major residential development (site allocation SCLP12.60)	Eight applications – minor development and tourism expansion	-
NB excludes householder applications			

Suffolk Coastal Local Plan

7.140 One planning application has triggered the SCLP10.5 Settlement Coalescence policy – DC/20/3264/FUL for the development of 129 dwellings, seven self-build plots and associated open space at site allocation SCLP12.60 Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market). This site is within the parish boundary of Pettistree but physically adjacent to Wickham Market. As a site allocation, the principle of development has been considered during the Local Plan preparation and is therefore not in conflict with the settlement coalescence policy.

¹⁰ <https://www.eastsuffolk.gov.uk/planning/developer-contributions/infrastructure-funding-statement/>

¹¹ East Suffolk RAMS includes upfront payments, which are not available to spend until the development has commenced. The total available for spend at this stage is £419,127.92

Waveney Local Plan

- 7.141 Eight applications have been permitted within gaps between settlements. Two applications are for replacement/retention of buildings for storage of agricultural or gardening equipment, one barn conversion, the change of use of a kiosk from miniature golf hire to coffee kiosk, one new dwelling, a menage for an existing livery business and an extension to a holiday site clubhouse. The final application is for the short/medium term expansion of an existing holiday site (Corton) but in the longer term will allow the business to be moved away from the eroding coastline so securing an important tourism use. None of the permitted schemes are in conflict with policy WLP8.36 Coalescence of Settlements.

Natural Environment Summary

East Suffolk contains a varied and valuable natural environment which is home to numerous protected species and habitats. Policies in the relevant Local Plans have ensured that landscapes have been protected by ensuring any development that takes place only occurs when it is suitable.

The Council will continue to protect these valuable areas through the policies in the Local Plans for the District. These policies also look to enhance these areas and the Council will take other measures for this to occur, including the adoption of the Recreational Disturbance Avoidance and Mitigation Strategy SPD (adopted May 2021).

The Council are currently working with other Suffolk Local Authorities to consider an interim approach to Biodiversity Net Gain. Once Biodiversity Net Gain becomes a requirement, the Council will take necessary measures to implement this requirement.

Next steps

- Develop indicators to monitor the implementation of RAMS
- Implementation of Biodiversity Net Gain

Historic Environment

- 7.142 A heritage asset is defined in the National Planning Policy Framework as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.” Heritage assets include those that are designated such as listed buildings, conservation areas and scheduled monuments, and those that are non-designated.
- 7.143 The significance of non-designated heritage assets is judged against the Council’s published criteria¹². Significance is the value of a heritage asset to this and future generations because of its heritage interest that can be archaeological, architectural, artistic or historic. The Conservation Area Appraisals in the former Waveney area identify non-designated heritage assets (formerly known as ‘locally listed’ buildings). However, it should be noted that the assessment criteria may not have included the identification of structures as non-designated heritage assets (NDHAs), and therefore the former Waveney area Conservation Area Appraisals should not be relied upon as a comprehensive assessment of the full range and number of potential NDHAs.
- 7.144 A number of Neighbourhood Plans have identified non-designated heritage assets, examples include Bredfield, Great Bealings, Kesgrave, Martlesham and Wenhaston with Mells Neighbourhood Plans. There will no doubt be potential non-designated heritage assets across parts of East Suffolk that do not have a made neighbourhood plan that has sought to identify such assets, and therefore the extent of non-designated heritage assets across East Suffolk is not yet fully known.
- 7.145 This monitoring year, replacement Conservation Area Appraisals and Management Plans have been adopted for North Lowestoft (adopted June 2021), Bungay (adopted January 2022) and South Lowestoft / Kirkley (adopted January 2022), and more recently Thorpeness (adopted June 2022). In addition, reviews are now underway for Aldeburgh Park, which has been identified as a new area; Aldeburgh; Southwold and Southwold Harbour/Walberswick Quay; and Halesworth. Further information on Conservation Areas, listed buildings, and non-designated heritage assets can be found at <https://www.eastsuffolk.gov.uk/conservation-areas/>.
- 7.146 Suffolk Coastal Local Plan policies SCLP11.3 to SCLP11.8 and Waveney Local Plan policies WLP8.37 to WLP8.40 seek to ensure the historic environment is preserved and enhanced, and that development makes a positive contribution to the historic environment where at all possible.
- 7.147 The East Suffolk Historic Environment Supplementary Planning Document (SPD) was adopted by Cabinet on 1st June 2021. The document provides guidance on the implementation of planning policies related to the historic environment and can be found at <https://www.eastsuffolk.gov.uk/supplementary-planning-documents/>.

¹² <https://www.eastsuffolk.gov.uk/non-designated-heritage-assets>

- 7.148 There are approximately 4,000 listed buildings in East Suffolk. During 2021/22, Historic England added one new entry to the National Heritage List for England - Woodbridge War Memorial (Grade II). This follows a number of other First World War memorials added to the Register over recent years. Further information can be found at <https://historicengland.org.uk/listing/the-list/>
- 7.149 North Lowestoft Conservation Area was added to Historic England's Heritage at Risk Register because poor quality alterations to individual buildings have harmed the character of the historic High Street. In December 2017 the area was designated as a Heritage Action Zone (HAZ) and a five-year programme began in May 2018 to regenerate the area. The aim is to bring vacant and 'at risk' buildings back into use, encourage footfall, support cultural events and research and engage the community about the historic significance of the area. As part of this programme of works the North Lowestoft Heritage Action Zone Design Guide¹³ was prepared and adopted in July 2020. A feasibility study has also prepared for the North Lowestoft HAZ, Scores and Triangle Market area (October 2021)¹⁴.
- 7.150 In September 2019 Historic England also designated south Lowestoft as a High Street Heritage Action Zone. This led to the preparation of a Conservation Area Appraisal and Management Plan for the South Lowestoft and Kirkley area (January 2022)¹⁵, as well as a Masterplan for South Lowestoft and the Seafront (February 2022)¹⁶.

Indicator	Suffolk Coastal	Waveney	Further information
Number of listed buildings and other heritage assets on the 'at risk' register	18	9	Historic England Heritage at Risk Register 2022
Number of Conservation Areas at risk	0	1 (North Lowestoft)	Historic England Heritage at Risk Register 2022
Number of identified non-designated heritage assets in made Neighbourhood Plans ('made' 2021/22)	Bredfield Neighbourhood Plan – 9 assets Kesgrave Neighbourhood Plan – 7 assets	None	Neighbourhood Plans in the area » East Suffolk Council
Number and type of applications determined within the Garrett Era Area, Aldeburgh	Four householder applications granted for extensions / outbuildings	N/A	-

¹³ <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Supplementary-documents/Lowestoft-HAZ/North-Lowestoft-Heritage-Action-Zone-Design-Guide-SPD.pdf>

¹⁴ <https://www.eastsuffolk.gov.uk/assets/Business/Regeneration-projects/NLHAZ-Scores-and-Triangle-Market-Feasibility-Study.pdf>

¹⁵ <https://www.eastsuffolk.gov.uk/conservation-area-appraisals/>

¹⁶ <https://www.eastsuffolk.gov.uk/assets/Business/Regeneration-projects/HAZ-and-Seafront-Masterplan-Report.pdf>

Indicator	Suffolk Coastal	Waveney	Further information
	and two applications for TPO tree works permitted		
Number and type of applications determined within former Land Settlement Association Holdings, Newbourne	Eighteen applications determined – 11 approvals and 8 refusals	N/A	-

Suffolk Coastal Local Plan

- 7.151 Historic England's Heritage at Risk Register 2022 includes one new entry (Congregational Chapel, Walpole) and one removal (Church of St Mary, Parham).
- 7.152 The Garrett Era Area, Aldeburgh has a unique townscape character which is important to retain and proposals to substantially enlarge existing properties or sub-divide existing plots (including the loss of trees) should not materially affect the area. Six applications, comprising two Tree Preservation Order applications and four householder applications, were assessed against Policy SCLP12.26 Garrett Era Area requirements and all were permitted. The householder applications included single storey side or rear extensions and a small garden studio, whilst the Tree Preservation Order applications included the height reduction of a tree and the removal of deadwood.
- 7.153 Policy SCLP11.9 Land Settlement Association Holdings, Newbourne aims to retain the character of the area and encourage the retention of suitable buildings in horticultural or agricultural use or for new employments uses. New or replacement dwellings or extensions to existing dwellings will be supported where they do not harm the character of the area or result in backland development. A total of eighteen applications were assessed against Policy SCLP11.9 with seven refusals. All applications were residential, and the majority of applications were outline applications with all matters reserved. Despite design matters being reserved, many applications were not found to comply with requirement E due to scale and size of proposals. All refusals did not meet either requirements F or E. Applications that were permitted, were predominantly full applications and were found to comply with all requirements identified in Policy SCLP11.9. Further guidance on residential development in Newbourne is provided in the Housing in Clusters and Small Scale Residential Development in the Countryside SPD.

Waveney Local Plan

- 7.154 As noted above, a number of neighbourhood plans identify non-designated heritage assets. East Suffolk Council is fully supportive of this approach to the identification and preservation of such heritage assets through the neighbourhood planning system and driven by communities. It should be noted that the Beccles Neighbourhood Plan (made September 2021) identifies as non-designated heritage assets those buildings that have been identified as making a positive contribution to the

character and appearance of the Beccles Conservation Area, as set out in the Beccles Conservation Area Appraisal. There may therefore be other buildings outside the Beccles Conservation Area capable of being identified as non-designated heritage assets.

- 7.155 Historic England's Heritage at Risk Register 2022 includes one new entry (Church of St Edmund, Kessingland) and one removal (Church of the Sacred Heart, Southwold).

Historic Environment Summary

East Suffolk District has a rich historic environment, a wide variety of historic buildings and other heritage assets, such as parks and monuments. Both the Suffolk Coastal and Waveney Local Plans seek the conservation of heritage assets through the application of planning policies, alongside Neighbourhood Plans that seek to address the historic environment. The East Suffolk Historic Environment Supplementary Planning Document provides further guidance as to the implementation of relevant planning policies as well as guidance for the proper maintenance and conservation of heritage assets that would not require planning permission.

The North Lowestoft Conservation Area remains on the Heritage at Risk Register – though the trend is now “improving” rather than “deteriorating significantly” as in previous years. The North Lowestoft Heritage Action Zone seeks to increase understanding of the conservation area, rejuvenate historic buildings and spaces and act as a catalyst for wider economic, social and environmental regeneration. The London Road Lowestoft High Street Heritage Action Zone also seeks to enhance the South Lowestoft and Kirkley area through heritage led regeneration. Work is also ongoing to identify heritage assets that are at risk and ensure their restoration and protection.

Next steps

- Develop a monitoring process in relation to non-designated heritage assets across the district
- The Council will continue to encourage communities to participate in neighbourhood planning and the identification of non-designated heritage assets

Health

- 7.156 The quality of the planning, design of built environments – the buildings, public realm, open space and the supporting infrastructure – can act as ‘wider determinants’ of a population’s health and wellbeing. This is because the quality of the planning and design of the built environment can influence health behaviours such as whether or not people regularly engage in exercise, eat healthily, connect with nature, interact with their neighbours and communities. Poor planning and design can also produce direct detrimental impacts on health and wellbeing such as building-in car dependency (inactivity, poor air quality and mental health impacts) and not adequately avoiding or mitigating exposure to environmental stressors (obtrusive light, noise, vibration, etc.).
- 7.157 Health and wellbeing impacts of the built environment’s quality can be monitored using environmental metrics such as a population’s distance from green open space and air quality; behavioural metrics such as (method of) travel to work data; or by monitoring baseline health data where there is likely to be a relationship with the quality of the built environment, such as levels of overweight and obesity, activity and self-reported anxiety.
- 7.158 This section includes the current list of Local Plan and Sustainability Appraisal indicators most directly related to the monitoring of health and wellbeing outcomes. However, as health and wellbeing may be impacted by many different topic areas of planning, not all of the monitoring indicators that may potentially have a relationship with health and wellbeing outcomes have been reported in this section e.g. educational attainment in the district is covered under the Employment section). It is therefore pertinent to review the various planning topics areas covered throughout Chapter 7 to gauge a more complete picture of progress on health and wellbeing monitoring indicators in the district. This year, one new dataset has been added - healthy life expectancy at birth (at Suffolk level).

Indicators available at East Suffolk geography

Indicator	East Suffolk	Further information
Life expectancy at birth (age <1) (2018-2020)	80.4 Males 83.8 Females (both higher than national average)	ONS, Life expectancy estimates, all ages, UK
Healthy life expectancy at birth (age<1) (2018-20)	<u>Suffolk figures:</u> Males: 67 years (83% of his life) Females: 64 years (77% of her life)	Office for National Statistics (4 March 2022) Health state life expectancy, all ages, UK
Proportion of population living in areas that rank within the most deprived 20% nationally	12%	English indices of deprivation 2019

Indicator	East Suffolk	Further information
Participation in physical activity – adults 16+ active an average of 150+ minutes a week (Nov 2020 - Nov 2021)	62.1% (decrease) (England average 61.4%; East of England average 60.2%)	Sport England Active Adult Lives Survey
Percentage of adults 18+ classified as overweight or obese (2020/21)	61.9% (England average 63.5%; East of England average 64% and Suffolk average 62.9%)	Public Health England, Public Health Profiles
Prevalence of overweight including obesity among children in Year 6 (age 10-11 years) (2019-20)	29.4% (England average 35.2%; East of England average 32.7% and Suffolk average 31.8%)	Public Health England: Obesity Profile

Indicators available at former district geography

Indicator	Suffolk Coastal	Waveney	Further information
Number of designated Air Quality Management Areas (AQMAs) (2021)	(1) Lime Kiln Quay Road, Thoroughfare and St John's Street (Woodridge); (2) Long Row, Main Road, (A12) (Stratford St Andrew)	N/A	East Suffolk Air Quality Reports
Number of locations at or above any of the national Air Quality Objectives for England (2021)	None	None	
Number of nitrogen dioxide (NO ₂) monitoring sites within 10% of the annual mean Air Quality Objective (sites at or above 40µg/m ³) (2021)	None	None	

- 7.159 East Suffolk has an advanced age population – 28% of the district's population is over 65 years of age, which is higher than the East of England average of 20%, and England's average of 18%. The district's median age is 49, compared with the East of England (42) and England (40). This is likely due in part to the district's popularity (and the East of England region more generally) as a place to live in retirement, though is also likely due to a relative lack of economic and lifestyle opportunities (compared to some other parts of the region and country) for supporting some young people to stay in the district. This causes an elevated average population age and local economies to lose out on talented and skilled people that would otherwise have been supported to stay or relocate to the district. An advanced age population may mean there is a higher proportion of the population living with health conditions, such as cardiovascular disease, disability and/or dementia than in younger

populations, therefore increasing the need to ensure the district's built environments and key services are accessible, inclusive and meet needs. The district also faces challenges with adult (16+) and child overweight and obesity, inactivity, loneliness and social isolation, gaps in play provision, and pockets of deprivation. The health impacts of deprivation are particularly observable between different wards of the district where the life expectancy difference can be up to 10 years.

- 7.160 As the 2021-22 figures show, East Suffolk performs better than regional and/or national averages in some key health and wellbeing areas such as overall life expectancy, activity, overweight and obesity and mortality rates, and overall life expectancy. However, there is still significant scope for improvement across the district.
- 7.161 Life expectancy at birth estimates show that, in East Suffolk, people under the age of one between 2018-2020 can expect to live to 83.8 years of age if they are female, or 80.4 years of age if they are male. These figures are higher than the averages for England at 83.1 years for females and 79.4 years for males. Overall life expectancy at birth varies significantly between the different wards of the district, with variation of more than ten years between wards such as Harbour & Normanston (79.9 years of age) and Melton (90 years of age).
- 7.162 Healthy life expectancy (the number of years of life individuals within a population can expect to live in good health) is a more useful indicator of how place-based factors impact lifetime health. In Suffolk, according to ONS estimates¹⁷, the number of years a female child born between the periods of 2011-13 and 2018-20 (latest data) could expect to live in good health dropped from 66 years (79% of her life) to 64 years (77% of her life). However, the number of years a male child born between the periods of 2011-13 and 2018-20 could expect to live in good health increased from 64 years (80% of his life) to 67 years (83% of his life). These figures are higher than the East of England (61.9, both sexes) and England (60.9, both sexes) averages, though still have room for improvement and better gender equality.
- 7.163 The latest data on disability-free life expectancy¹⁸ (2018-2020) is available at county level only; this dataset shows that at birth males in Suffolk can expect to live to 63.7 years of age disability free, and at birth females in Suffolk can expect to live to 60.6 years of age disability free – three years fewer. To compare against the highest performing areas in England, at birth males in Southwark can expect to live to 68.9 years of age disability free, and at birth females in Wandsworth can expect to live to 68.8 years of age disability free.
- 7.164 The most recent Sport England *Active Adult Lives Survey* (November 2020 to November 2021) showed the percentage of East Suffolk adults reporting to be active (undertaking at least 150 minutes of at least moderate intensity exercise or 75 minutes of vigorous activity per week)

¹⁷ Office for National Statistics (4 March 2022) Health state life expectancy, all ages, UK. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/bulletins/healthstatelifeexpectanciesuk/2018to2020>.

¹⁸ As above.

decreased to 62.1%. This is likely to be due at least in part to lifestyle changes following the end of the COVID-19 restrictions.

- 7.165 The percentage of East Suffolk adults (aged 18+) classified as overweight or obese remains lower than the Suffolk, East of England, and national averages. However, this is still close to two thirds of adults carrying excess weight, and therefore at higher risk of developing related physical and mental health conditions. The prevalence of overweight including obesity among children in Year 6 (age 10-11) increased from 28.8% in the September 2018-19 period to 29.4% in the 2019-20 period (latest data). Though this is also below the Suffolk, East of England and national averages, this is still nearing one in three East Suffolk 10-11 year olds carrying excess weight, and therefore of increased risk of developing related health conditions. This supports more focus on improving the quality of food environments in key locations.
- 7.166 Air quality in the district is generally good. The main source of emissions within the district is road traffic, which means that the pollutants of most concern are nitrogen dioxide (NO₂) and particulate matter, produced from exhausts, brakes and tyres. Within the town of Felixstowe, emissions from and associated with the Port are also a source of air pollution.
- 7.167 There are two small, localised areas within the former Suffolk Coastal area where the objective set for annual mean nitrogen dioxide (NO₂) has been exceeded in the past and Air Quality Management Areas (AQMA) are currently declared:
- several houses on the road junction of Lime Kiln Quay Road, Thoroughfare and St. John's Street in Woodbridge (Woodbridge Junction) and;
 - four residential properties within Long Row, Main Road (A12) in Stratford St Andrew.
- 7.168 The results from diffusion tube monitoring show that there are no sites across the district with annual mean concentrations at or above the objective level of 40µg/m³. The Stratford St Andrew AQMA's NO₂ concentrations have continued to fall below the objective. NO₂ levels for the Woodbridge AQMA have reduced and stayed at consistently acceptable levels since 2014, and as a result the Council is progressing the revocation process for this AQMA.
- 7.169 During the 2021/22 monitoring year the East Suffolk Sustainable Construction Supplementary Planning Document was adopted (April 2022). This document includes a short chapter of guidance on delivering Healthy Buildings and Places (Chapter 11), which encourages developers and self-builders to consider the direct health and wellbeing benefits of increasing the resource efficiency (water and energy), renewable energy generation, and the provision of external green spaces/walls/roofs on residential and commercial buildings. For example, high quality insulation materials and construction methods, and the use of mechanical ventilation and double glazing provide a warmer and more sound insulated building, and therefore a better environment for occupants to work or study from home, relax and sleep. More energy efficient homes also have the co-benefit of increasing household disposable income, meaning more money is available for

spending on higher quality food, activities, socialising, education, etc., and thus help to reduce deprivation and anxiety and increase levels of happiness and life satisfaction for households.

- 7.170 Council is in the early stages of producing an East Suffolk Healthy Environments Supplementary Planning Document. This document is intended to provide guidance on the appropriate design of developments and supporting infrastructure to help produce more socially sustainable built environments – supporting healthy activity, diets, community relationships, active travel, engagement with nature, inclusivity, and residential amenity for the district’s communities. The SPD is intended to improve quality and enjoyment of life, increase the number of years of life spent in good health, encourage more walking and cycling, and reduce health inequalities, whilst also improving the environmental sustainability and economic sustainability (e.g. more footfall in town centres, more energy efficient homes increasing household disposable incomes, etc.) of developments. The SPD is anticipated to be ready for adoption in winter 2023.

Health Summary

East Suffolk has a significantly older population than the national average, and therefore faces health and wellbeing challenges relevant to advanced age. Life expectancy for men has slightly fallen in recent years, whilst female life expectancy has slightly increased. Years of life spent in good health has increased by three years for men, though have decreased by two years for women.

Activity has decreased from its COVID-19 pandemic peak, suggesting there is room for improvement in the built environment to help support people stay active.

The proportion of adults living in East Suffolk that are overweight or obese remains lower than the Suffolk, East of England and national averages. However, this is still close to two thirds of adults carrying excess weight, and therefore at higher risk of associated physical and mental health conditions. The proportion of children in Year 6 (aged 10-11) that are overweight or obese is not able to be reported on for the current monitoring year due to the suspension of the National Child Measurement programme during the COVID-19 pandemic. However, the trend had been increasing year on year, and is now close to a third of children carrying excess weight, though remains lower than the Suffolk, East of England and national averages.

Air quality continues to be generally good in East Suffolk. The process for revoking the Woodbridge Air Quality Management Area designation has been formally initiated.

Next steps

- Implement recommendations of the East Suffolk Cycling and Walking Strategy (October 2022) where practicable
- Preparation of the East Suffolk Healthy Environments Supplementary Planning Document (adoption expected winter 2023)
- Implement Local Plan policies to continue to improve health outcomes for the district

Nationally Significant Infrastructure Projects

- 7.171 This section provides a summary of the nationally significant infrastructure projects (NSIPs) due to be located within (or near to) East Suffolk. The Council has regular and ongoing engagement at a strategic level with Government to highlight concerns regarding the lack of co-ordination between the large number of nationally significant infrastructure projects proposed within the district and the potential adverse cumulative impacts which could result. This is set out on the [strategic engagement page](#) of the Council's website and is continuing.

Offshore wind

- 7.172 East Anglia One - The Council worked closely with the promotor and their contractors throughout the East Anglia One construction and continues to do so in the final stages of reinstatement in relation to the cable route. Monitoring primarily takes place through regular meetings between planning and technical staff of East Suffolk Council, Mid Suffolk Council, Suffolk County Council, and the ScottishPower Renewables project team. All 102 Siemens Gamesa offshore wind turbines, situated 43km off the Suffolk coast, are fully operational, with the capacity to produce 714MW of clean energy.
- 7.173 The East Anglia Hub Strategy will deliver the consented East Anglia Three offshore windfarm as well as the East Anglia One North and East Anglia Two offshore wind farms. Construction works on the East Anglia Three windfarm commenced in summer 2022. The Hub concept will enable the accelerated development of these projects and increase efficiencies. Together, the East Anglia Hub could generate c2.4 gigawatts of green electricity to the National Grid. The applications for East Anglia One North and for East Anglia Two were submitted to the Planning Inspectorate in October 2019, with the Examinations closing on 6 July 2021. Both projects were consented on 31 March 2022 by the Secretary of State for business, Energy and Industrial Strategy (BEIS), however the decision are currently subject of Judicial Review applications (legal challenges), the outcome of which is not yet known.
- 7.174 Two other windfarm proposals off the Stour and Orwell estuary – Five Estuaries (formerly known as the Galloper Extension) and North Falls (formerly Greater Gabbard Extension) – are in the pre-application stages of scheme development, however these currently do not propose any onshore infrastructure within East Suffolk. The turbines will however be visible from the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The grid connection location for these projects is currently proposed to be in Essex.

Nuclear energy

- 7.175 The Sizewell C new nuclear power station (EDF Energy) proposal was accepted for examination in June 2020. The examination – the biggest Development Consent Order (DCO) application yet submitted in England – lasted until 14th October 2021, with the Examining Authority subsequently providing their report and recommendations to the Secretary of State on 25 February 2022. On 20

July 2022, the Secretary of State granted consent for the proposal following further rounds of consultation and requests for information. The Secretary of State concluded that the very substantial and urgent need for the proposal outweighed the harms, and that development consent should therefore be granted.

- 7.176 Whilst long supportive in principle of the development, the Council has maintained a 'neutral' position in relation to the specific proposal due to a number of concerns not being fully addressed prior to or during the examination. The Council engaged thoroughly on a large number of issues during the examination, including: potential coastal impacts arising from the proposed beach landing facility and the new hard coastal defence feature; the potential effects on the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and wider landscape; potential effects with regards to protected species in the area including the nearby Special Protection Areas and Special Areas of Conservation; the potential transport implications (particularly, but not exclusively, during construction); and the effects on local communities, and Leiston in particular.
- 7.177 The Council will be continuing to work closely with the promotor to deliver the project seeking to ensure the social impacts of the proposal, particularly during construction, on local communities are minimised. In addition, the Council will work collaboratively to maximise and secure the positive economic development opportunities arising as a result of the construction programme, particularly through improvements in the skills and education offering in East Suffolk and by boosting employment opportunities for the district. The Council is continuing to work with other partners, including the Suffolk Chamber of Commerce and New Anglia LEP, to ensure that the district secures benefits from the supply chain through the construction and operational aspects of the project.

Interconnectors

- 7.178 There have been ongoing discussions with National Grid Ventures (NGV) on their proposed multi-purpose interconnector projects – Nautilus and Eurolink. Nautilus is proposed to provide energy exchange between Belgium and Great Britain and Eurolink is proposed to provide energy exchange between the Netherlands and Great Britain. The Nautilus proposal progressed to a non-statutory round of public consultation in autumn 2021. The Council anticipates that there may be some benefits for East Suffolk during the construction phase of the proposal through access to employment – provided there are the necessary skilled workers available. However, there are also likely to be dis-benefits with impacts on the environment, local communities and the highway network with additional construction vehicles on the rural roads network. Once operational, benefits will be limited as the end building will be a predominantly unmanned electricity converter and substation complex. It is understood that NGV are closely monitoring the outcome of the legal challenges on the East Anglia One North and East Anglia Two decisions due to the interrelationships between the grid connections.

Electricity Networks Reinforcement Projects

- 7.179 East Anglia Green & Bramford to Twinstead – National Grid Electricity Transmission (NGET) are proposing reinforcements to the existing onshore transmission network. For East Anglia Green this involves a new overhead 400kV line which runs between the existing substation at Norwich Main in Norfolk, Bramford in Suffolk and Tilbury in Essex and for Bramford to Twinstead this involves a new 400kV lines between Bramford in Suffolk and Twinstead Tee in Essex. NGET held a non-statutory consultation in June 2022 on East Anglia Green and a statutory consultation on Bramford to Twinstead at the beginning of 2022. At present none of the infrastructure is proposed within East Suffolk, however these projects could result in cumulative impacts with other NSIPs proposed in the area which needs to be carefully considered.
- 7.180 SeaLink - NGET are also proposing reinforcements between Suffolk and Kent in the form of a sub-sea high-voltage direct-current (HVDC) cable. It is anticipated that NGET will hold a non-statutory consultation on this project shortly. Sea Link is looking to connect to the Grid at the same location as Nautilus and Eurolink. The promoters have been working together to explore opportunities for coordination between the projects.
- 7.181 Further details about all the energy projects above can be found on the individual project websites and the Council's website <https://www.eastsuffolk.gov.uk/planning/national-infrastructure-and-energy-projects/>.

Gull Wing (Lake Lothing Third Crossing, Lowestoft)

- 7.182 The third crossing over Lake Lothing will help alleviate traffic congestion in the town, improve connectivity and help deliver regeneration sites. The Development Consent Order was issued by the Secretary of State on 30th April 2020. Construction works commenced March 2021 and are progressing well, with the bridge expected to open mid/late 2023. Further information can be found at <https://gullwingbridge.co.uk>

Delivery of infrastructure projects

- 7.183 This section provides information on the delivery of infrastructure projects highlighted in the adopted Local Plans and which are more local in scale than the Nationally Significant Infrastructure Projects referred to above. Not all infrastructure projects are necessary to support the growth identified in the adopted Local Plans but are identified as projects which could come forward during the lifetime of the plans.
- 7.184 The Council continuously engages with other authorities and infrastructure providers in relation to infrastructure projects, including strategic cross boundary infrastructure projects. Funding for infrastructure usually comes through S106 and/or CIL payments, but other sources of funding can be used to assist in infrastructure delivery and the Council regularly explores these in conjunction with

partners. Projects funded through the Community Infrastructure Levy are identified in the [Infrastructure Funding Statement](#). Key infrastructure projects are identified in the table below.

Infrastructure project	Delivery progress	Link to further information
Suffolk Coastal Local Plan		
Double tracking of the Felixstowe branch line and upgrade of level crossings (Network Rail)	Complete.	Network Rail
A12 improvements east of Ipswich	Brightwell Lakes is now commencing development and will bring forward substantial A12 improvements as conditions of that consent. In additions to this, in March 2020, funding was awarded from Department for Transport to Suffolk County Council to work on an outline business case for improvements to the A12 east of Ipswich at Martlesham, along with approval to develop a strategic outline business case for the A12 at Woodbridge. Suffolk County Council carried out a public consultation in February 2021 on proposals to inform submission of a business case to Department for Transport in December 2021 with the decision pending.	Suffolk County Council
A14 junction improvements	Improvements at Copdock – Department for Transport have identified improvements to the Copdock junction in the Roads Investment Strategy 3 pipeline. More recently in October 2021, National Highways commenced an options consultation on options for improvements to Copdock junction. The report on the consultation was released in March 2022 which concluded that respondents believe the options would, on the whole, have a positive impact on the junction. If the scheme progresses, further consultation will take place.	DfT RIS2 A14 Junction 55 Copdock Interchange Public Consultation - National Highways - Citizen Space
Waveney Local Plan – Policy WLP1.3 Infrastructure		
Lowestoft Flood Risk Management Project	<u>Tidal</u> : Planning permission granted May 2020 for construction of flood walls around the Outer Harbour (DC/19/2753/RG3). £43m Government funding awarded July 2020. Construction of tidal flood walls work package 1 commenced April 2021 and completed in May 2022. Work package 2	Lowestoft Flood Risk Management Project

Infrastructure project	Delivery progress	Link to further information
	<p>commenced in January 2022 with completion expected in 2023. Work is continuing on the design of the tidal barrier.</p> <p><u>Fluvial</u>: Planning permission granted May 2020 for fluvial flood wall along Kirkley Stream and construction of pumping station (DC/19/0210/FUL). Works commenced June 2020 and were completed summer 2021</p>	
Brooke Peninsula Pedestrian and Cycle Bridge	<p>Phase 1 requires implementation of Normanston Park Pedestrian and Cycle Bridge (see below). Phase 2 will see pedestrian and cycle linkages continued over Lake Lothing once phase 1 is complete</p>	
Normanston Park Pedestrian and Cycle Bridge	<p>Planning permission granted November 2019 (DC/19/2796/RG3). Project costs being investigated.</p>	
Beccles Southern Relief Road	<p>Complete (opened September 2018)</p>	
A47 improvements between Lowestoft and Peterborough	<p>The Council is one of the partners of the A47 Alliance which works towards improving the A47 across East Anglia. The Just Dual It! campaign was launched in March 2019 with the aim to gain government funding to dual the entire A47 by 2030. The dualling or improvement of a number of sections of the A47 in Norfolk have been committed to in DfT Road Investment Strategy 2 (2020-2025), published March 2020. Autumn 2021, public examination of three schemes in Norfolk – Blofield-Burlingham dualling; North Tuddenham-Easton dualling; and Thickthorn (A47/A11) junction improvements. Blofield-Burlingham dualling and North Tuddenham-Easton dualling both given green light in 2022. Hearings on Thickthorn improvements held in late 2021.</p>	<p>Norfolk County Council DfT RIS2 The A47 Alliance</p>
Improvements to the A146 between Lowestoft and Norwich	<p>Suffolk County Council continues to explore options to improve the Barnby Bends section of the A146 between Lowestoft and Beccles. This project was put forward as a shortlisted scheme by Transport East as part of its Major Road Network Programme in 2019. The scheme has been accepted into the pipeline for</p>	

Infrastructure project	Delivery progress	Link to further information
	the 2020-2025 period. Initial key stakeholder engagement took place in March and April 2021. No further updates from 2022.	

Suffolk Coastal Local Plan

- 7.185 The double tracking of the Felixstowe branch line has been completed, increasing the efficiency of Felixstowe Port, the largest container port in the country. Such improvements will help to support the economic policies in the Local Plan considering that the Port of Felixstowe is a major employer in the District.
- 7.186 Brightwell Lakes is now commencing development and will bring forward substantial A12 improvements as conditions of that consent. In addition to this, funding from DfT awarded to Suffolk County Council to work on an outline business case for improvements to the A12 east of Ipswich at Martlesham, along with approval to develop a strategic outline business case for the A12 at Woodbridge, was announced in March 2020. Suffolk County Council carried out a consultation in February 2021 on proposals to inform submission of a business case to DfT and the business case bid was submitted in December 2021 with the decision pending.
- 7.187 A14 junction improvements at Copdock are identified in the pipeline for Roads Investment Strategy 3 (2025-2030) by the Department for Transport, and a consultation was launched in October 2021 with various options. The report on the consultation was released in March 2022 which concluded that respondents believe the options would, on the whole, have a positive impact on the junction. If the scheme progresses, further consultation will take place. Although outside the district, the Copdock junction is identified in the Infrastructure Delivery Framework of the Suffolk Coastal Local Plan as a strategically significant location.

Waveney Local Plan

- 7.188 The Lowestoft Flood Risk Management Project will provide greater protection from flooding from the sea, rivers and extreme rainfall. Construction of a flood wall and pumping station along Kirkley Stream completed summer 2021. Along with a number of property level resilience measures, these works will reduce the risk of river and surface water flooding to homes in Velda Close and Aldwyck Way. The construction of tidal flood walls and tidal barrier around the Outer Harbour will provide protection from the sea. Construction of tidal flood walls work package 1 commenced April 2021 and completed in May 2022. Work package 2 commenced in January 2022 with completion expected in 2023. Work is continuing on the design of the tidal barrier.
- 7.189 The Brooke Peninsula Pedestrian and Cycle Bridge and Normanston Park Pedestrian and Cycle Bridge are key pieces of infrastructure to support the development of Lowestoft, namely through interactions with policy WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood. The

Council continues to progress with delivery of the Normanston Park Bridge by securing the appropriate funding. Once this phase is completed, work will begin to develop the Brooke Peninsula Bridge over Lake Lothing.

- 7.190 Improvements to the A12, including the Four Villages Bypass, were identified as part of the development of the Waveney Local Plan. A funding bid to the Department for Transport was rejected in June 2019, but a Two Villages bypass is proposed as part of the mitigation measures for Sizewell C.

Delivery of infrastructure projects summary

Progress has been made on numerous infrastructure projects across the District that are needed to support future development, with significant milestones being reached such as the granting of the Development Consent Order and commencement of works for the Lake Lothing Third Crossing (Gull Wing bridge). The East Suffolk Local Plans identify these projects and others that will support the growth outlined in the plans, as well as the mechanisms that will be used to deliver them.

Next steps

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

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

- 7.191 This section provides a summary of planning applications determined during the 2021/22 monitoring year and an assessment on the progress made towards delivering the sites allocated for development in the adopted Local Plans and made Neighbourhood Plans in East Suffolk.
- 7.192 A full list of all sites allocated in the Suffolk Coastal and Waveney Local Plans and Neighbourhood Plans is available at the Council's Open Data Portal: <http://data-eastsuffolk.opendata.arcgis.com>. This provides information on planning application status, delivery to date and relevant comments as at 31st March 2022. The [Statement of Housing Land Supply](#) provides details of anticipated rates of delivery.
- 7.193 Residential Development Briefs are being produced for allocations within both East Suffolk Local Plans where this will assist in bringing development forward. The residential development briefs will highlight the considerations that any development on the site will need to respond to and outlines the Council's aims for the site whilst allowing for innovative design. The development briefs will be adopted as [Supplementary Planning Documents](#) and will carry weight in the determination of any planning applications for the site. The first residential development brief was adopted in September 2021 for 150 dwellings on Land north of Union Lane, Oulton (WLP2.14).

Neighbourhood Plans

- 7.194 A number of Neighbourhood Plans allocate sites for specific uses. The table below provides a summary of planning application decisions for Neighbourhood Plan allocations during 2021/22.

Policy ref	Policy location	Policy description	Progress Summary
Framlingham Neighbourhood Plan (2017)			
FRAM20	Land west of New Street, Framlingham	Allocated for B1 employment uses	Outline planning permission for employment uses granted 10/03/2022 (DC/21/1712/OUT)

- 7.195 Across East Suffolk, Neighbourhood Plans allocate sites for a variety of uses including housing, employment, education and care facilities. As at 31st March 2022, planning permissions on Neighbourhood Plan allocations total 489 new homes, 60-bed care home and employment development. Of the 489 homes with planning permission, 74 dwellings are under construction and 216 have been completed (as at 31st March 2022).

Suffolk Coastal Local Plan

7.196 The table below provides a summary of planning application decisions for Local Plan allocations during 2021/22.

Policy ref	Policy location	Policy description	Progress Summary
SCLP12.51	Land West of Chapel Road, Grundisburgh	Residential development of approximately 70 dwellings	Planning permission for 70 dwellings allowed on appeal 21/12/2021 (DC/20/3362/FUL)
SCLP12.60	Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)	Residential development of approximately 150 dwellings	Planning permission for 129 dwellings and public open space (full planning application) and 7 serviced Self Build Plots (outline planning application) granted 03/06/21 (DC/20/3264/FUL).
SCLP12.61	Land west of Garden Square, Rendlesham	Residential development of approximately 50 dwellings and open space	Planning permission for 75 dwellings and open space granted 07/02/22 (DC/20/5278/FUL).
SCLP12.62	Land east of Redwald Road, Rendlesham	Residential development of approximately 50 dwellings and open space	Outline planning permission for 75 dwellings, with associated open space, including community orchards and allotments, along with play space and integrated public rights of way granted 04/03/22 (DC/20/3890/OUT).
SCLP12.69	Land at Cherry Lee, Darsham Road, Westleton	Residential development of approximately 15 dwellings	Outline planning permission for 15 dwellings granted 31/03/22 (DC/20/4709/OUT)

7.197 Allocated sites in the Suffolk Coastal Local Plan are expected to deliver 5,335 new homes which are all expected to be delivered within the plan period. As at 31 March 2022, extant outline and full planning permissions have been granted for 1,301 homes on these allocated sites with 83 new homes completed and 119 under construction. In addition, SCLP12.19 sets out policy relating to the

development of 2,000 dwellings at Brightwell Lakes, subject to an outline planning application approved in April 2018.

Waveney Local Plan

- 7.198 The table below provides a summary of planning application decisions for Local Plan allocations during 2021/22.

Policy ref	Policy location	Policy description	Progress Summary
WLP4.4	Land west of Lodge Road Holton	Residential development for approximately 15 dwellings	Full consent for 15 dwellings granted 21/12/2021 (DC/20/3070/FUL)
WLP6.1	Land west of Copperwheat Avenue, Reydon	Residential development for approximately 220 dwellings	Outline planning permission for 220 dwellings granted 16/09/2021 (DC/19/1141/OUT)

- 7.199 The Waveney Local Plan allocates land for 7,201 new homes of which 6,202 are expected to be delivered within the plan period. As at 31 March 2022, extant outline and full planning permissions have been granted for 1,071 homes on these allocated sites with 43 new homes completed and 83 under construction.

Site Allocations Summary

Housing coming forward on allocated sites represents a significant proportion of committed supply as at 31st March 2022, albeit in the former Suffolk Coastal area in particular there are a number of developments being implemented related to sites granted permission at a point when site allocations were not in place.

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

Next steps

- Continuous engagement with landowners and developers, particularly in relation to site allocations, to ensure site specific policies are delivered and to consider what actions to Council can take to support development where possible
- Implementation and monitoring of actions identified through the Housing Action Plan
- Monitoring of housing coming forward through the preparation of the annual 5 Year Housing Land Supply Statement
- Continue to support Neighbourhood Plan groups in identifying appropriate site allocations

8 Sustainability Appraisal

- 8.1 The Sustainability Appraisal (SA) is an important part of the Local Plan making process. The Sustainability Appraisal process can be simplified as: (Stage A) collecting and analysing baseline evidence to help identify the key issues pertinent for the next Local Plan to address (setting Sustainability Objectives and a sustainability appraisal framework for assessing site allocations and policies), and then (Stage B) working as an iterative assessment of the sustainability of the emerging Local Plan's site allocations and policies, in a parallel process running alongside plan-making, up to the report collation and consultation stages (Stages C and D).

'Significant effects'

- 8.2 During this process the SA identifies which site allocations and policies may have 'significant effects' (positive or negative) against the Sustainability Objectives. The Sustainability Appraisal also establishes monitoring indicators related to the Sustainability Objectives (e.g. meet housing need > monitor how many homes are delivered). The SA monitoring indicators are distinct from, but often overlap with, the Local Plan monitoring indicators (see Chapter 7). Local Authorities are only required to monitor the performance of Local Plans against Sustainability Objectives where the potential for 'significant effects' were identified. This helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.
- 8.3 This chapter therefore reports on the performance of the Local Plan for the 2021/22 monitoring period against the subset of SA monitoring indicators where 'significant effects' were identified. **Appendix 3** sets out the indicators from the Waveney and Suffolk Coastal Local Plan SAs in full.
- 8.4 Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently, for example through the national Census. Results for some indicators will change rapidly to signal recent changes such as housing completions or employment figures, whilst others such as health indicators will show changes and trends over a longer timescale. This means that it is not always possible, practical or useful to report on every indicator every year. Where data is not available, this has been noted in the table in **Appendix 3**.

Suffolk Coastal Local Plan Significant Effects

- 8.5 The SA of the Suffolk Coastal Local Plan identified one significant negative effect of the plan, namely the impact on soil and mineral resources. The SA of the Local Plan also identified two significant positive impacts: meeting the housing requirements of the whole community and achieving sustainable levels of prosperity and economic growth throughout the plan area.

Summary of Significant Effects: Suffolk Coastal Local Plan

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
To meet the housing requirements of the whole community	Positive	New homes completed in the monitoring year	499 (decrease) Of which affordable: 114 (increase)
		New homes approved in the monitoring year Figures include permissions permitted in previous years such as approval of reserved matters from an earlier outline consent or a renewal of consent	1,047 (increase) of which affordable: 261 (increase)
		Recorded homelessness rates; NB figures are for East Suffolk	MHCLG Homelessness statistics – 1,135 households assessed; 1,123 households assessed as owed a duty (98.9%) (2021-2022)
		Net additional dwellings – type, size and tenure	House: 75% (increase) Bungalow: 9% (decrease) Flat: 15% (decrease); 1 bedrooms: 14% (increase) 2 bedrooms: 27% (decrease) 3 bedrooms: 34% (increase) 4+ bedrooms: 24% (increase); Social rent: 15% (increase) Affordable rent: 65% (decrease) Shared ownership: 11% (decrease) Shared equity: 9% (decrease) Care home completions: 55-bed care home (increase)
	Negative	Percentage of development recorded on greenfield or	66% - greenfield land (decrease)

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
To conserve and enhance soil and mineral resources		brownfield land (previously developed land)	33% - brownfield land (increase)
		Change in recorded soil quality	Data not available at Local Authority level – information on soil quality on individual sites is available via the UK Soil Observatory
		Allocations recorded on best agricultural land quality (1,2,3)	Agricultural land quality impacts were considered during the assessment of site-specific policies of the Suffolk Coastal Local Plan. The wording of this indicator does not specifically require us to monitor change. The most useful information regarding soil quality impacts is contained in the above data on the percentage split of greenfield and brownfield development over this monitoring period.
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive	Estimated new job creation	No data available
		Net additional gains in employment land development	67,513m ² (12.5 ha) gains 1,974m ² (0.4ha) losses 65,539m ² (12.1ha) net change (increase)
		Business formation rate	ONS, Business demography, UK 2020 – East Suffolk figures: Births 925 (915) Deaths 830 (860) Active Enterprises 9,650 (9,595)
		Number of businesses paying business rates	No data

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
		Numbers employed by industry	Numbers are not reported because proportions (as per the Local Plan indicator) are more useful. See 'Employee jobs by industry – East Suffolk' chart in Chapter 7 – Employment

Analysis of current monitoring year: Suffolk Coastal Local Plan

- 8.6 **Sustainability Objective: to meet the housing requirements of the whole community** – Although there has been a decrease in the number of dwellings delivered since the previous monitoring period, there has been a significant increase in affordable dwellings delivered, suggesting the key affordable housing policies of the East Suffolk – Suffolk Coastal Local Plan are performing well. The adoption of the East Suffolk Affordable Housing Supplementary Planning Document in May 2022 is intended to help further support the delivery of affordable housing in the district.
- 8.7 In terms of the mix of types, sizes and tenures, the 2021/22 monitoring period saw an increase in the proportion of houses delivered (62% to 76%), and a decrease in the proportion of bungalows (11% to 10%) and flats (26% to 14%). Similarly, a reduction in the proportion of 2 bedroom homes (37% to 26%) and an increase in the proportion of three bedroom (30% to 35%) and four bedroom+ homes (20% to 24%) further reflects a shift away from smaller homes (1 or 2 bedrooms), suggesting a higher delivery of family and executive homes in the Suffolk Coastal area over the 2021/22 monitoring year. The shift from flats and bungalows to house type homes is consistent with the observable shift from smaller homes to bigger homes, as larger homes are less likely to be flats or bungalows.
- 8.8 The uplift in care home completions is encouraging, as there is significant need over the Local Plan period for this housing type.
- 8.9 **Sustainability Objective: to conserve and enhance soil and mineral resources** – the proportion of brownfield (previously developed) and greenfield land has not significantly shifted between the previous and current monitoring year (32% to 33% brownfield land). Although these figures for development on brownfield land may appear to be low and not consistent with national policy on making effective use of land, it should be noted that there is a limited supply of sustainably located brownfield land – particularly that which is suitable for housing development – in East Suffolk. Data is not available at district level for changes in recorded soil quality, though information for individual sites is available via the UK Soil Observatory.
- 8.10 **Sustainability Objective: to achieve sustainable levels of prosperity and economic growth throughout the plan area** - The 2021-22 monitoring year saw a significant net gain in the amount of

employment land development completed (65,753m² / 12.5 ha) compared with the previous two monitoring years. Most of this development was delivered through the build out of a single site (57,200m², an 11 hectare site): an ambient and freezer distribution centre development to serve the Port of Felixstowe, located off Clickett Hill Road, Trimley St. Martin. However, there was also a notable net increase within the rural areas, with just over 4,000m² of employment floorspace completed, and delivered mostly through the change of use of agricultural buildings.

- 8.11 Between the previous and current monitoring years, there were no significant shifts in the proportions of employment by sector. Some of the minor shifts occurred from 'professional, scientific and technical (down from 7% to 5.4%) and 'wholesale and retail including motor trades' (down from 16% to 14.7%). The largest sectors continue to be 'wholesale and retail including motor trades' (14.7%), 'transport and storage (including postal) (9.8%)', 'accommodation and food services' (9.8%), 'health' (9.8%) and 'manufacturing' (9.8%).

Waveney Local Plan Significant Effects

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

Summary of Significant Effects: Waveney Local Plan

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
To conserve natural resources	Negative	Number and percentage of dwellings completed on previously developed land	Brownfield land – 29% (no change) Greenfield land – 71% (no change)
		Area of high grade agricultural land lost to housing and economic development	Housing: sites of 10 or more dwellings (or 0.5 hectares) - None (no change) Employment development: 1,000sqm or more (or 1 hectare or more) None (no change)
To improve the health and	Positive	Proportion of journeys to work on foot or by cycle	Travel to work data from the Census 2021 is not yet available –

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
well-being of the population			expected release spring 2023. However, Census 2021 travel to work data is unlikely to be representative of travel to work patterns over the next ten years due to the survey being conducted during national lockdown conditions
		Percentage of population completing 3 x 30 minutes physical activity per week	Sport England, Active Lives Online – Data for 3 x 30 minutes per week not available; Local Plan indicator of participation in physical activity – adults 16+ active an average of 150+ minutes a week over Nov 2020 – Nov 2021 for East Suffolk period is 62.1% (decrease)
		Obesity in the population	Obesity data only available at East Suffolk level; see data in Chapter 7 – Health for overweight and obesity data: Reception: 8% (2019/20 – latest data) Year 6: 15.8% (2019/20 – latest data) Adult: 22.4% (2020/21 – latest data)
		Life expectancy	No new data available for 2021/22. Life expectancy at birth (East Suffolk, 2018-2020) 80.4 Males 83.8 Females
To improve access to key services and facilities	Positive	Accessibility to key services and facilities	No data available

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
To meet the housing requirements of the whole community	Positive	Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds	<p>Total: 323 (increase) Of which affordable: 111 (increase)</p> <p>House: 67% (decrease) Bungalow: 14% (decrease) Flat: 18% (increase)</p> <p>1 bedrooms: 22% (increase) 2 bedrooms: 37% (increase) 3 bedrooms: 26% (decrease) 4+ bedrooms: 14% (decrease)</p> <p>Social rent: 0% (no change) Affordable rent: 83% (decrease) Shared ownership: 13% (decrease) Shared equity: 4% (increase)</p> <p>Care home completions: 0 (decrease)</p>
To achieve sustained and resilient economic growth	Positive	Amount and type of employment (E(g), B2 and B8), retail (E(a)-E(c), SG drinking establishments and SG hot food takeaways) and leisure development (E(d) and SG cinema)	<p>Employment development: 4,794m² (1.24ha) gains 7,702m² (0.75ha) losses -2,908m² (0.48ha) net change (increase in floorspace / decrease (improvement) in site area)</p> <p>Retail and leisure development: 1,122m² gains 2,671m² losses -1,549m² net change (decrease)</p>
		Jobs density	0.79 – East Suffolk as of 2020
		Employment by occupation	See ‘Employment by occupation – East Suffolk’ chart in Chapter 7 – Employment

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
		Employee jobs by industry	See 'Employee jobs by industry – East Suffolk' chart in Chapter 7 – Employment
To enhance the rural economy	Positive	Employment uses (E(g), B2 and B8) completed in the rural areas - rural areas defined as outside of Settlement Boundaries (WLP1.2), existing employment areas (WLP8.12) and employment allocations	582m ² gains 0 losses 582m ² net gain Two conversions of agricultural buildings (Wissett and Bungay) and one new build (Rumburgh, 180m ²)
		Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas - rural areas defined as outside of Settlement Boundaries (WLP1.2).	<u>Net additional homes completed by settlement:</u> Lowestoft area: -1 Beccles & Worlingham: 25 (allocation WLP3.2) Larger villages: 7 (Blundeston and Wangford) Smaller villages: 3 (Westhall and Wissett) Countryside: 0 (Ilkestshall St Margaret -1 and Frostenden 1) (decrease) <u>Affordable homes completed by settlement:</u> Beccles & Worlingham: 2 (allocation WLP3.2) (decrease) No care home/sheltered/extra care completions (decrease)

Analysis of current monitoring year data: Waveney Local Plan

- 8.13 **Sustainability Objective: to conserve natural resources** – there was no change between the current and previous monitoring years in the proportion of development on brownfield (previously developed) land and greenfield land at 29% and 71% respectively. Although these figures for development on brownfield land may appear to be low and not consistent with national policy on

making effective use of land, it should be noted that there is a limited supply of sustainably located brownfield land – particularly that which is suitable for housing development – in East Suffolk.

- 8.14 **Sustainability Objective: to improve the health and well-being of the population** – it is anticipated that following adoption of the East Suffolk Cycling and Walking Strategy (East Suffolk’s Local Cycling and Walking Infrastructure Plan, LCWIP), and implementation of the recommendations of the Strategy over time that cycling and walking to work will increase amongst groups that are travelling to a place of work all or some of the time, rather than continuing to work from home exclusively on a permanent, long-term basis.
- 8.15 Data on the percentage of the former Waveney district’s population that are completing the equivalent of at least 3 x 30 minutes of physical activity is not available. However, a similar Local Plan indicator is available that provides insight at whole district level – the percentage of adults (16+) that are active for an average of 150 minutes per week. The latest data available does not cover the full monitoring period (November 2020-November 2021) but shows a slight decrease from 65% to 62.1%. Though reasons for this decrease are unknown, it may have a relationship with people increasingly returning to work, feeling less restless and in need of physical activity following more opportunities to socialise and engage more widely with their communities opening up post-lockdown, and more people returning to a place of work rather than working from home, where it may have been easier for some people to incorporate physical activity into their work/life balance. No new data for the current monitoring year is available for child and adult obesity or changes in life expectancy.
- 8.16 **Sustainability Objective: to improve access to key services and facilities** – no specific metrics for monitoring the performance of the Waveney Local Plan against this Sustainability Objective have been identified. However, the drive to improve the accessibility of key services and facilities has been part of the impetus to bring forward the East Suffolk Cycling and Walking Strategy (adopted October 2022) and the forthcoming Healthy Environments Supplementary Planning Document (estimated adoption, late 2023).
- 8.17 **Sustainability Objective: to meet the housing requirements of the whole community** – both the total number of homes delivered (201 to 323) and the total number of affordable homes delivered (42 to 111) increased significantly from the previous monitoring period. However, the total figure still fell below the annual target of 374 new homes per year. There was also a significant increase in the proportion of homes being delivered as smaller homes (1 and 2 bedroom, averaging 45% over the 2014-2022 period), which is consistent with Policy WLP8.1 – Housing Mix that requires at least 35% of new dwellings on site to be 1 or 2 bedroom properties, unless this can be satisfactorily demonstrated to be unfeasible; this monitoring year that target has been well exceeded with a combined proportion of 59% of delivered homes being 1 (22%) or 2 (37%) bedrooms in size. However, this level of delivery of smaller homes is not likely to continue and is not sustainable for ensuring mixed communities, which include larger households. Though this may be an outlier year, it is pertinent to monitor permissions and potential for over-delivery of small homes in the former Waveney area.

- 8.18 In terms of type mix, the proportion of houses being delivered in the monitoring year decreased (74% to 67%), whilst the proportion of flats increased (10% to 18%); this is consistent with the increased number of smaller homes being delivered, as flats tend to provide accommodation with fewer bedrooms than houses.
- 8.19 The proportion of Affordable Rent and Shared Ownership affordable housing tenures were similar to the previous monitoring year, though with a small number of Shared Equity homes (4%) delivered during the 2021/22 monitoring year (none were delivered during the previous monitoring year).
- 8.20 There were no care home completions during the 2021/2022 monitoring year.
- 8.21 **Sustainability Objective: to achieve sustained and resilient economic growth** - There was a significant net loss of employment floorspace in the former Waveney area during the current monitoring year due to demolition of four open sided storage sheds at the former Jeld Wen factory site (Waveney Drive) in preparation for the construction of the Gull Wing Crossing over Lake Lothing. This resulted in an overall net loss of 2,908m² of employment floorspace this year despite the significant level of employment land gained (4,794m²). It is anticipated that this employment land will be replaced through the delivery of the site allocation Policy WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood, which allocates 7.5 hectares of employment development (use classes E(g), B2 or B8) and/or port related development. A moderate amount of net employment use development was delivered in rural areas; as with the former Suffolk Coastal area, this was mostly through the change of use of agricultural buildings.
- 8.22 There was a significant total net loss of retail and leisure floorspace (when combined) in the former Waveney area of 1,549m². There was a notable net gain in café and restaurant (776m², E(b)), though notable losses in shops (497m², E(a)) and retail services (304m², E(c)), and notable net loss of pub floorspace (1,607m², sui generis).
- 8.23 Retail unit vacancy rates in the former Waveney area's town centres vary, with some improving (Beccles and Bungay) and others worsening (Lowestoft, Halesworth and Southwold) between the current and previous monitoring year. However, it is worth noting that the majority of the district's town centres' vacancy rates compare favourably with the national average of 14%. Although vacancy rates are an important indicator of local economic performance, they should be considered within the context of the general economic and cultural shift away from communities wanting their centres to be mainly for meeting retail needs, to wanting them to offer a more holistic social, leisure and entertainment experience, and opting to meet some or most of their retail needs online instead. Though this general shift will not affect all centres equally, it may be necessary for the resilience of some centres to shrink their overall retail areas, and instead offer a 'quality over quantity' range of goods, services and experiences to their communities.
- 8.24 Employment amongst working age people in East Suffolk averaged at 77% over the current monitoring year, which is roughly in line, if not slightly higher, than the national average. There were some moderate shifts in employment in the key job sectors between the current and previous monitoring year. These were 'managers, directors and senior officials' (+4.1, up from 11.1% to

15.2%), 'caring, leisure and other service occupations' (-4.9%, down from 13% to 8.1%), 'process, plant and machine operatives' (-3.3%, down from 8.2% to 4.9%) and 'elementary occupations', (-3.3%, down from 10.3% to 7%). The largest single job sector remains 'professional occupations', though this reduced slightly from 19.9% to 19.4%.

- 8.25 Between the previous and current monitoring years, there were no significant shifts in the proportions of employment by sector. Some of the minor shifts occurred from 'professional, scientific and technical' (-2.5%, down from 7% to 5.4%) and 'wholesale and retail including motor trades' (-1.3%, down from 16% to 14.7%). The largest sectors continue to be 'wholesale and retail including motor trades' (14.7%), 'transport and storage (including postal)' (9.8%), 'accommodation and food services' (9.8%), 'health' (9.8%) and 'manufacturing' (9.8%).
- 8.26 **Sustainability Objective: to enhance the rural economy** - There was a small amount of net gain in employment uses in rural areas (outside of Settlement boundaries, existing employment areas and employment allocations), through the conversion of two agricultural buildings and one new build, resulting in an additional 582m² of employment land.
- 8.27 There were generally low levels of delivery of new housing in the rural areas (outside of Settlement Boundaries), with the exception of Beccles and Worlingham, where 25 dwellings were delivered, including two affordable homes. No care home, extra care or sheltered housing was delivered outside of Settlement Boundaries during the current monitoring year.

Appendix 1 - Local Plan

Indicators and data sources

Indicator	Data source	Local Plan
Employment, Retail and Leisure and Tourism		
Amount and type of employment land completed (sqm floorspace / hectares)	Monitoring of planning applications	SC / W
Percentage of uses within existing employment areas	East Suffolk Council Employment surveys	SC / W
Percentage of vacant units within existing employment areas	East Suffolk Council Employment surveys	SC / W
Number and type of applications approved to support farm diversification	Monitoring of planning applications	SC
Amount and type of new retail and leisure development completed	Monitoring of planning applications	SC / W
Percentage of uses within town centres	East Suffolk Council Retail surveys	SC / W
Percentage of vacant units within town centres	East Suffolk Council Retail surveys	SC / W
Expansion / creation of Shared Space and Dementia Friendly areas (town centre environments)	ESC monitoring	SC
Applications permitting new / loss of tourist accommodation & development	Monitoring of planning applications	SC / W
Total day trips, total staying trips total visitor spend	Suffolk Means Business - Economic Impact of Tourism, Destination Research	W
Jobs density	ONS jobs density	SC / W
Employee jobs by industry	ONS Business Register and Employment Survey	SC / W
Employment by occupation	ONS Annual Population Survey	SC / W
Earnings by residence and workplace	ONS Annual Population Survey	SC / W
Employment and unemployment	ONS Annual Population Survey	SC / W
Qualifications of working age population (aged 16-64)	ONS Annual Population Survey	SC / W
GCSE Results - % of pupils achieving strong 9-5 passes in both English and mathematics GCSEs	GOV.UK	W (also reported for SC)
Housing		

Indicator	Data source	Local Plan
Net additional homes completed	Housing completions	SC / W
Affordable homes completed	Housing completions	SC / W
Gypsy and Traveller pitches permitted/completed	Planning application monitoring / Housing completions	SC / W
Total housing delivered within plan period	Housing completions	SC / W
Type and size of completed dwellings (gross completions)	Housing completions	SC / W
Number and percentage of affordable housing completed by tenure	Housing completions	SC / W
Number of refusals for self-contained flats/HMOs within Flat Saturation Zones as identified on the Policies Map	Monitoring of planning applications	W
Net additional bedrooms in C2 care homes	Housing completions	SC / W
% of housing development by settlement hierarchy 2018/19	Housing completions	SC / W
% of housing development in the countryside – outside of Settlement Boundaries (Local Plans and Neighbourhood Plans)	Housing completions	SC / W
Completions of small scale housing development in the Countryside (up to 3 dwellings and up to 5 dwellings)	Housing completions	SC / W
% of residential development in Lowestoft and the market towns achieving at least 30 dwellings per hectare	Housing completions	W
% of new housing completed on previously developed land	Housing completions	SC / W
Number of entries on self build / custom build register	Self Build / Custom Build Register	SC / W
Number of plots approved for self or custom build	Monitoring of planning applications	SC / W
Developments of 100 or more dwellings to provide 5% self or custom build properties	Monitoring of planning applications	SC / W
Affordable housing on residential developments (permissions)	Monitoring of planning applications	SC / W
Population estimates	ONS population estimates	SC / W
Homelessness	MHCLG Homelessness statistics	SC / W
Housing affordability	ONS ratio of median house price to median earnings (workplace-based earnings)	SC / W
Transport		
Number of applications permitted which are contrary to Suffolk County Council Parking Standards	Monitoring of planning applications	SC (also reported for W)

Indicator	Data source	Local Plan
Submission of Transport Statements for residential developments between 50-80 dwellings and submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings	Monitoring of planning applications	SC / W
Provision of pedestrian and cycle access / public rights of way. Implementation of measures set out in the Waveney Cycle Strategy (2016 and updates)	Monitoring of planning applications / Suffolk County Council / Community Infrastructure Levy spend	W
Traffic counts (motor vehicles and cyclists)	Department for Transport traffic counts	SC / W
Community Facilities and Assets		
Applications permitting new / loss of community services and facilities	Monitoring of planning applications	SC / W
Applications permitting new / loss of open space including allotments	Monitoring of planning applications	SC / W
Proportion of population with access to different types of open space	Geographical Information System Analysis	SC / W
Proportion of population with access to key services and facilities	Geographical Information System Analysis	SC / W
Number of cultural facilities in the District – applications permitting new / loss of cultural facilities (museums, libraries, art galleries, theatres)	Monitoring of planning applications	W (also reported for SC)
Climate Change		
New non-residential development of 1,000m ² or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent	Monitoring of planning applications	SC / W
Sustainability Statement to be submitted with applications for 10 or more houses	Monitoring of planning applications	W
Number and proportion of residential developments of more than 10 dwellings achieving a reduction of 20% in CO ₂ emissions below the Target Emission Rate	Monitoring of planning applications	SC
Number of renewable energy schemes permitted	Monitoring of planning applications	SC / W
Number of properties at risk from flooding	Environment Agency and East Suffolk Council	SC / W
Number of properties at risk from coastal erosion	Environment Agency and East Suffolk Council	SC / W
Applications permitted in flood zones - planning applications approved against Environment Agency advice on the basis of flood risk.	Environment Agency / Planning application monitoring	SC / W

Indicator	Data source	Local Plan
Number and type of permissions granted within the Coastal Change Management Area	Monitoring of planning applications	SC / W
Number of replacement homes permitted under coastal relocation / replacement policy	Monitoring of planning applications	SC / W
Carbon Dioxide Emissions	Department of Energy and Climate Change	Waveney Strategic Priority indicator
Design		
Major residential developments performing positively (obtaining 'green' scores) against Building for Life 12. [for 'major residential developments' i.e. 10 or more dwellings]	Monitoring of planning applications	SC / W
Sites with a capacity of 10 or more dwellings to make provision for 40% (Waveney Local Plan) or 50% (Suffolk Coastal Local Plan) of all dwellings to meet Building Regulations Requirement M4(2) of Part M	Monitoring of planning applications	SC / W
Number of applications permitted of high residential amenity standards	Monitoring of planning applications	SC
Natural Environment		
Habitat mitigation (Adoption of Recreational Avoidance and Mitigation Strategy)	CIL and S106 Officer (financial) / Ecologist (projects)	SC (also reported for W)
Condition of Sites of Special Scientific Interest	Natural England	SC / W
Hectares of designations e.g. Area of Outstanding Natural Beauty, Special Protection Areas, Special Areas of Conservation, Ramsar Sites	Natural England / Suffolk Biodiversity Information Service	SC / W
Number of applications permitted within gaps – Coalescence of Settlements [excluding householder applications]	Monitoring of planning applications	SC / W
Number of new carpark spaces within 1km of European sites	Monitoring of planning applications	SC
Number of applications which have an impact on the natural, historic and built environment	Monitoring of planning applications	SC
Historic Environment		
Number of Conservation Areas at risk	Historic England	SC / W
Number of identified non-designated heritage assets [in 'made' Neighbourhood Plans] NB Indicator in Waveney Local Plan only however can be reported for East Suffolk by reporting on those identified in made Neighbourhood Plans	East Suffolk Council / Neighbourhood Plans	W (also reported for SC)
Loss of non-designated heritage assets	East Suffolk Council	SC / W
Number of Listed Buildings and other Heritage Assets on the 'at risk' register	Historic England	SC / W
Number of Listed Buildings in the District	Historic England	SC (also reported for W)

Indicator	Data source	Local Plan
Number of Registered Parks and Gardens	Historic England	SC (also reported for W)
Number and type of applications determined within former Land Settlement Association Holdings, Newbourne NB Indicator re-worded from Number of applications permitted within Newbourne	Monitoring of planning applications	SC
Number and type of applications determined within the Garrett Era Area, Aldeburgh NB Indicator re-worded from Number of applications permitted on site with environmental interest	Monitoring of planning applications	SC
Number of applications which have an impact on the natural, historic and built environment	Monitoring of planning applications	SC
Health		
Life expectancy	Office for National Statistics	Waveney Strategic Priority indicator
Participation in physical activity (Active 150+ minutes a week)	Sport England, Active Adult Lives Survey	Waveney Strategic Priority indicator
Percentage of adult and child population who are overweight or obese - Percentage of adults (18+) classified as overweight or obese	Public Health England, Public Health Profiles	Waveney Strategic Priority indicator
Percentage of adult and child population who are overweight or obese - Prevalence of excess weight among children in Year 6 (age 10-11 years)	National Child Measurement Programme	Waveney Strategic Priority indicator
Number of locations at or above any of the national Air Quality Objectives for England	Local Air Quality Management Assessments (Environmental Protection)	SC
Number of nitrogen dioxide (NO ₂) monitoring sites within 10% of the annual mean Air Quality Objective (sites above 36µg/m ³)	Local Air Quality Management Assessments (Environmental Protection)	SC
Wellbeing	ONS, Annual Population Survey - personal wellbeing estimates	Additional health indicator (East Suffolk)
Healthy life expectancy at birth	Office for National Statistics (4 March 2022) Health state life	Additional health indicator

Indicator	Data source	Local Plan
	expectancy, all ages, UK	(East Suffolk)
Proportion of District population living in areas that rank within the most deprived 20% nationally	English Indices of Deprivation	Additional health indicator (East Suffolk)
Neighbourhood Plans		
Housing allocations in Neighbourhood Plans (including to meet minimum indicative requirements in Policy SCLP12.1 Neighbourhood Plans)	Neighbourhood Plans	SC (also reported for W)
Number of 'made' Neighbourhood Plans	Neighbourhood Plans	SC / W

Appendix 2 - Local Plan

Indicators not monitored / reported

The following table sets out the Local Plan indicators not currently monitored or reported this year. This includes several indicators from the recently adopted Suffolk Coastal Local Plan and monitoring processes are to be determined how best to report against the indicators. A number of indicators will now be reported every two years. Finally, third party data for some indicators is not available or is out of date.

Indicator	Reason not monitored/reported
Employment, Retail and Leisure and Tourism	
Jobs density	
Expansion / creation of Shared Space and Dementia Friendly areas	This is a new indicator to monitor Policy SCLP4.10 Town Centre Environments. Work will be undertaken to determine how best to report against this indicator.
Total day trips; total staying trips; total visitor spend	Report when data available – reliant on Council commissioned report.
Applications permitting new / loss of tourist accommodation & development	To be reported two yearly - next report 2022/23.
Housing	
Completions of small scale housing development in the Countryside (up to 3 dwellings and up to 5 dwellings)	This is a new indicator to monitor Policies WLP8.7 Small Scale Residential Development in the Countryside and SCLP5.4 Housing in Clusters in the Countryside. Reporting will commence 2022/23 onwards.
Number of refusals for self-contained flats / HMOs within flat saturation zones as identified on Polices Map (Waveney Local Plan area only)	To be reported two yearly - next report 2022/23.
Transport	
Number of applications permitted which are contrary to the SCC Parking Standards	To be reported two yearly - next report 2022/23.
Community Facilities and Assets	
Proportion of population with access to different types of open space	Further develop a standardised monitoring process across the whole of East Suffolk district.

Indicator	Reason not monitored/reported
Proportion of population with access to key services and facilities	Further develop a standardised monitoring process across the whole of East Suffolk district.
Applications permitting new / loss of community services and facilities	To be reported two yearly - next report 2022/23.
Applications permitting new / loss of open space including allotments	To be reported two yearly - next report 2022/23.
Number of cultural facilities in the District – applications permitting new / loss of cultural facilities (museums, libraries, art galleries, theatres)	To be reported two yearly - next report 2022/23.
Climate Change	
Number of properties at risk from flooding	Not currently monitored but will work with the Environment Agency to try to develop a standard approach given the ever-changing baseline and different sources of flood risk.
Number of properties at risk from coastal erosion	Not currently monitored.
Number and type of permissions granted within the Coastal Change Management Area	To be reported two yearly - next report 2022/23.
Design	
Number of applications permitted of high residential amenity standards	This is a new indicator to monitor Policy SCLP11.2 Residential Amenity. Work will be undertaken to determine how best to report against this indicator.
Natural Environment	
Condition of Sites of Special Scientific Interest	Total of 56 sites in East Suffolk. Sites are visited every 6-10 years. Majority of sites in East Suffolk were last surveyed between 2009-13. More information can be found at Site Search (naturalengland.org.uk) .
Hectares of designations e.g. Area of Outstanding Natural Beauty, Special Protection Areas, Special Areas of Conservation, Ramsar Sites	No need to report annually unless there is a change.
Number of new carpark spaces within 1km of European sites	Report if permission granted.
Number of applications which have an impact on the natural, historic and built environment	This is a new indicator to monitor Policy SCLP12.34 Strategy for the Rural Areas. Work will be undertaken to determine how best to report against this indicator.
Historic Environment	
Number of applications which have an impact on the natural, historic and built environment	This is a new indicator to monitor Policy SCLP12.34 Strategy for the Rural Areas. Work will be undertaken to determine how best to report against this indicator.

Indicator	Reason not monitored/reported
Loss of non-designated heritage assets	Not monitored as present. Council investigating monitoring options.
Number of Registered Parks and Gardens	Report if there is a change.
Health	
Wellbeing (ONS, Annual Population Survey - personal wellbeing estimates)	Report when new data available (last reported AMR 2021).

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

Suffolk Coastal Local Plan

SA indicators with significant effects: Suffolk Coastal Local Plan

The following table is reproduced from Chapter 8 of the AMR, where discussion on the performance of the Local Plan against the below monitoring indicators with significant effects can be found.

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
To meet the housing requirements of the whole community	Positive	New homes completed in the monitoring year	499 (decrease) Of which affordable: 114 (increase)
		New homes approved in the monitoring year Figures include permissions permitted in previous years such as approval of reserved matters from an earlier outline consent or a renewal of consent	1,047 (increase) of which affordable: 261 (increase)
		Recorded homelessness rates; NB figures are for East Suffolk	MHCLG Homelessness statistics – 1,135 households assessed; 1,123 households assessed as owed a duty (98.9%) (2021-2022)
		Net additional dwellings – type, size and tenure	House: 75% (increase) Bungalow: 9% (decrease) Flat: 15% (decrease);

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
			<p>1 bedrooms: 14% (increase) 2 bedrooms: 27% (decrease) 3 bedrooms: 34% (increase) 4+ bedrooms: 24% (increase);</p> <p>Social rent: 15% (increase) Affordable rent: 65% (decrease) Shared ownership: 11% (decrease) Shared equity: 9% (decrease) Care home completions: 55-bed care home (increase)</p>
To conserve and enhance soil and mineral resources	Negative	Percentage of development recorded on greenfield or brownfield land (previously developed land)	<p>66% - greenfield land (decrease) 33% - brownfield land (increase)</p>
		Change in recorded soil quality	Data not available at Local Authority level – information on soil quality on individual sites is available via the UK Soil Observatory
		Allocations recorded on best agricultural land quality (1,2,3)	Agricultural land quality impacts were considered during the assessment of site-specific policies of the Suffolk Coastal Local Plan. The wording of this indicator does not specifically require us to monitor change. The most useful information regarding soil quality impacts is contained in the above data on the percentage split of greenfield and brownfield development over this monitoring period.

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive	Estimated new job creation	No data available
		Net additional gains in employment land development	67,513m ² (12.5 ha) gains 1,974m ² (0.4ha) losses 65,539m ² (12.1ha) net change (increase)
		Business formation rate	ONS, Business demography, UK 2020 – East Suffolk figures: Births 925 (915) Deaths 830 (860) Active Enterprises 9,650 (9,595)
		Number of businesses paying business rates	No data
		Numbers employed by industry	Numbers are not reported because proportions (as per the Local Plan indicator) are more useful. See 'Employee jobs by industry – East Suffolk' chart in Chapter 7 – Employment

All other SA indicators: Suffolk Coastal Local Plan

Suffolk Coastal SA Objective / Indicator	Outcome 2021/22	Source / Notes
To reduce poverty and social exclusion		
Long term unemployment rate	No data on long term unemployment rate. However, the number of unemployed people in East Suffolk during April 2021-March 2022 was 3,500 (3.2%).	Nomis – Local Authority Profile: Labour Market Profile – East Suffolk
Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country	East Suffolk proportion of LSOAs that are in the most deprived 10% nationally (as per 2019 Index of Multiple Deprivation): – 6.9%	English indices of deprivation 2019 (latest data) – this data is not available at ward level, and therefore LSOA data has been reported instead. This data shows how many LSOAs are categorised as in the 10% most deprived nationally, not the proportion of the population that live in them.

Suffolk Coastal SA Objective / Indicator	Outcome 2021/22	Source / Notes
To improve the health of the population overall and reduce health inequalities		
Condition of residents' general health	Sourced from the Census – latest available data (2011) out of date.	Census 2021 data on health expected to be available Spring 2023 – will be reported in next AMR (2022/23).
To improve the quality of where people work and live		
Change in the amount of Accessible Natural Greenspace	<p>No accessibility data available beyond access in terms of availability or distance to private outdoor space (1) and parks, public gardens and playing fields (2).</p> <p>(1) Average % of addresses in the former Suffolk Coastal area with access to private outdoor space:</p> <p>97% of houses have access to private outdoor space. Framlingham and surrounding parishes including Earl Soham, Badingham, and Hacheston have the lowest at 92%</p> <p>74% of flats have access to private outdoor space. Woodbridge, Kesgrave (west) and Rushmere St Andrew have the least at 58%</p> <p>(2) Average distance to nearest Park, Public Garden, or Playing Field: Average distance: 509m. Parts of Kesgrave have the shortest distance (134m) and east of Framlingham has the furthest distance (2,412m)</p>	ONS: Access to gardens and public green space in Great Britain (May 2020)
Level of recorded crime and anti-social behaviour	Total number of crimes, East Suffolk (Apr-21 to Mar-22) 16,417 (68 per 1,000 persons) (increase but lower than England averages)	Suffolk Observatory (Home Office)
Percentage of the district's population having access to a natural greenspace within 400 metres of their home	No population level data. Future monitoring arrangements to be considered as part of the planned East Suffolk Green Infrastructure Strategy.	ONS: Access to gardens and public green space in Great Britain (May 2020)

Suffolk Coastal SA Objective / Indicator	Outcome 2021/22	Source / Notes
	At LSOA level, 37 out of the 64 LSOAs in the former Suffolk Coastal area had an average distance of less than 400m to their nearest park, public garden, or playing field.	
Length of greenways constructed	No data. Future monitoring arrangements to be considered as part of the planned East Suffolk Green Infrastructure Strategy.	
Hectares of accessible open space per 1,000 population	No data. Future monitoring arrangements to be considered as part of the planned East Suffolk Green Infrastructure Strategy.	
To improve levels of education and skills in the population overall		
GCSE and equivalent results for young people	Due to the impact of the COVID-19 pandemic, most exams and assessments did not take place in 2019/20 or 2020/21. As a result of this, the government announced that it would not publish school or college level results data.	GOV.UK – Find and compare schools in England
% of working age population with NVQ level 4+ or equivalent qualification	East Suffolk figure: 39% (2021) (increase from previous monitoring year [36%], but lower than England average of 43.1%)	Suffolk Observatory
To conserve and enhance water quality and resources		
Recorded water quality in rivers, estuaries and groundwater from River Basin Management Plans	No data. The Anglian river basin district River Basin Management Plan (to replace 2015 plan) is at draft stage.	Anglian river basin district river basin management plan - GOV.UK (www.gov.uk)
Recorded Water Resource Availability Status	No data	
Bathing water quality	2021 results (comparison with 2019, no recordings in 2020): Felixstowe North: Excellent Lowestoft (North of Claremont Pier): Excellent Lowestoft (South of Claremont Pier): Good (no change) Southwold – The Denes: Good (improvement) Southwold – The Pier: Excellent	Bathing water quality (data.gov.uk)

Suffolk Coastal SA Objective / Indicator	Outcome 2021/22	Source / Notes
To maintain and where possible improve air quality		
Number of designated AQMAs	(1) Lime Kiln Quay Road, Thoroughfare and St John's Street (Woodridge); (2) Long Row, Main Road, (A12) (Stratford St Andrew)	East Suffolk Council Air Quality Reports (annual)
Estimated district CO2 emissions	East Suffolk figure: 995.7kt from all sectors (2020)	Department for Business, Energy & Industrial Strategy - UK local authority and regional greenhouse gas emissions national statistics: 2005-2020
To promote the sustainable management of waste		
Estimated household waste produced	East Suffolk figure: 512.42kg (2021/22) residual waste per household (underperformance against yearly target of a 460.29kg maximum due to contamination of recyclable waste; increase from 508.93kg in previous monitoring year)	East Suffolk Performance Report 2021/22
Estimated quantity of household waste recycled (or reused or composted)	East Suffolk figure: 40.52% (2021/22) Household waste sent for reuse, recycling and composting (performance is below target of 44.62% of all household waste, though has increased from the previous monitoring year (39.73%))	East Suffolk Performance Report 2021/22
To reduce emissions of greenhouse gases from energy consumption		
Installed MWs of commercial scale renewable energy schemes	No data on installed schemes.	See Section 7 Climate Change for information on permitted schemes
To reduce vulnerability to climatic events and flooding		
Estimated number of properties at risk from flooding	No data – will work with the Environment Agency to try to develop a standard approach to how best to monitor them (given the ever-changing baseline and different sources of flood risk).	Environment Agency
Number of schemes incorporating SUDs mechanisms	Not monitored.	
To safeguard the integrity of the coast and estuaries		
Recorded visitor numbers on designated European sites	No data - no new visitor surveys undertaken in the monitoring year. Additional visitor surveys	

Suffolk Coastal SA Objective / Indicator	Outcome 2021/22	Source / Notes
	are an element of the RAM Strategy and will come forward in future years in accordance with the strategy.	
To conserve and enhance biodiversity and geodiversity		
Change in the number and area of designated ecological sites	No changes to Sites of Special Scientific Interest; National Nature Reserves; Local Nature Reserves; County Wildlife Sites; Special Areas of Conservation; Special Protection Area or Ramsar sites.	Natural England and Suffolk Biodiversity Information Service
Recorded condition/status of designated ecological sites [Sites of Special Scientific Interest]	Total of 56 sites in East Suffolk. Sites are visited every 6-10 years. Majority of sites in East Suffolk were last surveyed between 2009-13.	Natural England Site Search (naturalengland.org.uk)
Recorded visitor numbers on designated European sites	No data - no new visitor surveys undertaken in the monitoring year. Additional visitor surveys are an element of the RAM Strategy and will come forward in future years in accordance with the strategy.	
Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance	To be reported two yearly - next report 2022/23.	East Suffolk Council
Percentage of major developments generating overall biodiversity enhancement	To be reported two yearly - next report 2022/23.	East Suffolk Council
Hectares of biodiversity habitat delivered through strategic site allocations	None	East Suffolk Council
To conserve and where appropriate enhance areas and assets of historical and archaeological importance		
Change in the number of designated and non-designated heritage assets	Designated heritage assets: One new entry to the National Heritage List for England, Woodbridge War Memorial (Grade II) Non-designated heritage assets: 9 assets identified in Bredfield Neighbourhood Plan and 7 assets identified in Kesgrave Neighbourhood Plan	Historic England Search the List - Find listed buildings, monuments, battlefields and more Historic England

Suffolk Coastal SA Objective / Indicator	Outcome 2021/22	Source / Notes
Number of heritage assets recorded as 'at risk'	18 heritage assets included in Historic England's Heritage at Risk Register 2022	Historic England Heritage at Risk Registers and Publications Historic England
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
Development brought forward through regeneration projects	<p>The Felixstowe seafront café, The Kitchen at Martello Park has recently opened.</p> <p>Lowestoft secured £24.9m through the Government's Towns Fund, to invest in the regeneration of the town.</p>	East Suffolk Council https://www.eastsuffolk.gov.uk/business/regeneration-projects
Development granted in AONB or Special Landscape Area designations	No updates to report, Special Landscape Areas are an out of date policy designation and are not included in the current Suffolk Coastal Local Plan. For information relating to development in the AONB, please see indicator below.	
Amount of new development in AONB/Heritage Coast	<p><u>Housing development:</u> Two developments both within AONB; Chillesford - 6 homes of a 19 dwelling scheme and Hollesley - final 4 homes of a 17 dwelling scheme.</p> <p><u>Employment development:</u> Four schemes completed comprising the conversion of two former agricultural barns to employment use (B8 and E(g)(iii)) in Hollesley and two new build employment units (B8 and E(g)(iii)) at Bentwaters Park totalling 2,500m²/0.4 hectares</p>	East Suffolk Council Housing: sites of 10 or more dwellings (or 0.5 hectares) Employment development: 1,000sqm or more (or 0.5 hectare or more)
To maintain and enhance the vitality and viability of town and retail centres		
% of A1 use class and vacant units in town centres	<p><u>% of units in retail use:</u> 53.5% Aldeburgh 59.3% Felixstowe 55.3% Framlingham 51.1% Leiston 51.5% Saxmundham 63.1% Woodbridge</p> <p><u>% of vacant units:</u> 5.8% Aldeburgh 8.0% Felixstowe 8.5% Framlingham</p>	East Suffolk Council Surveys undertaken in May 2022. Further information can be found in Section 7 Retail and Leisure

Suffolk Coastal SA Objective / Indicator	Outcome 2021/22	Source / Notes
	10.2% Leiston 9.3% Saxmundham 7.9% Woodbridge	
To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services		
Loss of key services	No data and identified as an area where further work is needed.	
Provision of key infrastructure projects	See Nationally Significant Infrastructure Projects/Delivery of Site Allocations in Section 7.	See Nationally Significant Infrastructure Projects/Delivery of Site Allocations in Section 7
Travel to work distances	Census 2021 travel to work data not yet released. Release timeline advises spring 2023.	Census 2021 (data not yet available)
Travel to work modes	Census 2021 travel to work data not yet released. Release timeline advises spring 2023.	Census 2021 (data not yet available)
To ensure that the digital infrastructure available meets the needs of current and future generations		
Average Broadband speeds	No data, but further information on Broadband connectivity across Suffolk is available from Better Broadband Suffolk.	https://www.betterbroadbandsuffolk.com/

Waveney Local Plan

SA indicators with significant effects: Waveney Local Plan

The following table is reproduced from Chapter 8 of the AMR, where discussion on the performance of the Local Plan against the below monitoring indicators with significant effects can be found. The SA for the Waveney Local Plan did not recommend any monitoring indicators that were not associated with significant effects, and therefore the below table provides the complete list.

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
To conserve natural resources	Negative	Number and percentage of dwellings completed on previously developed land	Brownfield land – 29% (no change) Greenfield land – 71% (no change)
		Area of high grade agricultural land lost to housing and economic development	Housing: sites of 10 or more dwellings (or 0.5 hectares) - None (no change)

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
			Employment development: 1,000sqm or more (or 1 hectare or more) None (no change)
To improve the health and well-being of the population	Positive	Proportion of journeys to work on foot or by cycle	Travel to work data from the Census 2021 is not yet available – expected release spring 2023. However, Census 2021 travel to work data is unlikely to be representative of travel to work patterns over the next ten years due to the survey being conducted during national lockdown conditions
		Percentage of population completing 3 x 30 minutes physical activity per week	Sport England, Active Lives Online – Data for 3 x 30 minutes per week not available; Local Plan indicator of participation in physical activity – adults 16+ active an average of 150+ minutes a week over Nov 2020 – Nov 2021 for East Suffolk period is 62.1% (decrease)
		Obesity in the population	Obesity data only available at East Suffolk level; see data in Chapter 7 – Health for overweight and obesity data: Reception: 8% (2019/20 – latest data) Year 6: 15.8% (2019/20 – latest data) Adult: 22.4% (2020/21 – latest data)
		Life expectancy	No new data available for 2021/22. Life expectancy at birth (East Suffolk, 2018-2020) 80.4 Males

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
			83.8 Females
To improve access to key services and facilities	Positive	Accessibility to key services and facilities	No data available
To meet the housing requirements of the whole community	Positive	Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds	<p>Total: 323 (increase) Of which affordable: 111 (increase)</p> <p>House: 67% (decrease) Bungalow: 14% (decrease) Flat: 18% (increase)</p> <p>1 bedrooms: 22% (increase) 2 bedrooms: 37% (increase) 3 bedrooms: 26% (decrease) 4+ bedrooms: 14% (decrease)</p> <p>Social rent: 0% (no change) Affordable rent: 83% (decrease) Shared ownership: 13% (decrease) Shared equity: 4% (increase)</p> <p>Care home completions: 0 (decrease)</p>
To achieve sustained and resilient economic growth	Positive	Amount and type of employment (E(g), B2 and B8), retail (E(a)-E(c), SG drinking establishments and SG hot food takeaways) and leisure development (E(d) and SG cinema)	<p>Employment development: 4,794m² (1.24ha) gains 7,702m² (0.75ha) losses -2,908m² (0.48ha) net change (increase in floorspace / decrease (improvement) in site area)</p> <p>Retail and leisure development: 1,122m² gains 2,671m² losses -1,549m² net change (decrease)</p>
		Jobs density	0.79 – East Suffolk as of 2020

Waveney Sustainability Objective	Type of effect	SA Indicator	2021/2022 data (performance compared with previous monitoring period)
		Employment by occupation	See 'Employment by occupation – East Suffolk' chart in Chapter 7 – Employment
		Employee jobs by industry	See 'Employee jobs by industry – East Suffolk' chart in Chapter 7 – Employment
To enhance the rural economy	Positive	Employment uses (E(g), B2 and B8) completed in the rural areas - rural areas defined as outside of Settlement Boundaries (WLP1.2), existing employment areas (WLP8.12) and employment allocations	582m ² gains 0 losses 582m ² net gain Two conversions of agricultural buildings (Wissett and Bungay) and one new build (Rumburgh, 180m ²)
		Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas - rural areas defined as outside of Settlement Boundaries (WLP1.2).	<p><u>Net additional homes completed by settlement:</u></p> <p>Lowestoft area: -1 Beccles & Worlingham: 25 (allocation WLP3.2) Larger villages: 7 (Blundeston and Wangford) Smaller villages: 3 (Westhall and Wissett) Countryside: 0 (Ilkestshall St Margaret -1 and Frostenden 1) (decrease)</p> <p><u>Affordable homes completed by settlement:</u></p> <p>Beccles & Worlingham: 2 (allocation WLP3.2) (decrease)</p> <p>No care home/sheltered/extra care completions (decrease)</p>

All other SA indicators: Waveney Local Plan

There are no SA monitoring indicators for the Waveney Local Plan that were not associated with Significant Effects; the table above therefore provides the complete list.

Appendix 4 - Glossary

Adoption

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

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The full definition of affordable housing is contained in the National Planning Policy Framework www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary. The Government also introduced First Homes as an affordable tenure in May 2021 <https://www.gov.uk/guidance/first-homes>.

Affordable Rent

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

Air Quality Management Areas

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

Allocation

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

Area of Outstanding Natural Beauty (AONB)

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

Authority Monitoring Report

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

Biodiversity

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

BREEAM

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

(The) Broads Authority Area

The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway. This area is equivalent in status to a National Park. Under the Norfolk and Suffolk Broads

Act 1998 the Broads Authority is the Local Planning Authority for the area. Its remit is to protect the natural beauty and promote public enjoyment of the area, as well as protecting navigation interests.

Brownfield Site

See previously developed land.

Building for Life 12

Building for Life 12 was updated and superseded in June 2020 by Building for a Healthy Life.

Building for a Healthy Life is a set of design criteria which can be used to assess the quality of design of a development proposal. www.udg.org.uk/publications/othermanuals/building-healthy-life.

Coastal Change Management Area (CCMA)

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

Community Facilities

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

Community Infrastructure Levy (CIL)

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

Conservation Area

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

Conservation Area Appraisal

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

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 Suffolk County Council. It is the starting point for the determination of planning applications.

Development Plan Document (DPD)

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

Evidence Base

The information and data gathered by local authorities to justify the “soundness” of the policy

approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Functional Economic Area

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

Green Infrastructure

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

Green Space

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

Heritage Assets

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

Historic Environment

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

Housing Market Area

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

Gypsies and Travellers

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

Listed Building

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

Local Development Scheme

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

Masterplan

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

National Planning Policy Framework

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

Neighbourhood Plans

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

Non-designated Heritage Assets

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

Objectively Assessed Need

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

Open Space

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

Outline Planning Permission

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

Planning Obligations and Agreements

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

Previously Developed Land

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

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

Ramsar Sites

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

Renewable Energy

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

Section 106 Agreement

See Planning Obligations and Agreements.

Self Build / Custom Build

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

Settlement Boundaries

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

Sites of Special Scientific Interest

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

Social Rent

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

Special Area of Conservation (SAC)

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

Special Protection Area (SPA)

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

Strategic Housing Market Assessment

An assessment of housing need and demand within the District.

Supplementary Planning Documents

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

Town Centre Uses

These are use classes that are located within or adjacent to town centres. They include: retail (E(a)); restaurants and cafés (E(b)); financial and professional (E(c)); drinking establishments (sui generis); hot food takeaway (sui generis) and leisure uses - (E(d) Indoor sport, recreation or fitness and SG cinema; concert halls; bingo halls; dance halls.

Transport Assessment

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

Transport Statement

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

Travel Plan

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

Use Classes Order

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



Email us



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Development Management (Planning Applications)
planning@eastsoffolk.gov.uk

Call us



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Write to us



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STRATEGIC PLANNING COMMITTEE

Monday, 05 December 2022

Subject	Planning Policy and Delivery Update
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Andrea McMillan Planning Manager (Policy, Delivery & Specialist Services) Andrea.McMillan@eastsuffolk.gov.uk 01394 444567

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:

This report provides an update on key elements of the current work programme, including the preparation of Supplementary Planning Documents, Neighbourhood Plans and strategies on specific topics such as cycling and walking, and on housing delivery. Updates, as appropriate, are also included for specialist services (Design and Conservation, Arboriculture and Landscape (including Rights of Way) and Ecology) that form part of the Planning Policy and Delivery Team. An update is also provided on the delivery of infrastructure to support growth through the Community Infrastructure Levy (CIL).

Options:

This report is for information only.

Recommendation/s:

That the content of the report is noted.

Corporate Impact Assessment

Governance:

The Local Plan Working Group oversee the preparation of many of the documents referred to in this report.

ESC policies and strategies that directly apply to the proposal:

A range of Local Plan policies for East Suffolk.

Environmental:

No impact.

Equalities and Diversity:

This report is for information only, so no equality impact assessment is required. However, undertaking an assessment is an integral element for most of the projects in the work programme.

Financial:

The work of the Team is undertaken within existing budgets, with grant income generated through support provided on Neighbourhood Planning.

Human Resources:

No impact.

ICT:

No impact.

Legal:

No impact.

Risk:

The work programme of the team is significant and crucial to the delivery of many aspects of the East Suffolk Strategic Plan. Staff capacity in specialist services has previously been highlighted as a risk and recruitment has taken place over the past year to provide additional resources within the team.

External Consultees: None

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 checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input checked="" 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? <p>The Planning Policy and Delivery work programme makes a significant contribution to the delivery of the Strategic Plan, cutting across all 5 themes. The primary priority and 11</p>			

secondary priorities identified above reflect the wide range of projects in the work programme.

The primary priority of building the right environment for East Suffolk (P01) is underpinned by having up to date Local Plan coverage for the whole District, with the secondary priorities reflecting the delivery of the Local Plans through the current work programme.

Recent progress and achievements include adoption of the Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document (P01) and progress made with the review of the Conservation Area Appraisals and Management Plans (P03). The draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule is undergoing Examination, supporting the priority of supporting and delivering infrastructure (P05).

The ongoing support being provided for Neighbourhood Planning, the adoption of the Cycling and Walking Strategy and the preparation of the Healthy Environments Supplementary Planning Document provide an important contribution to the Enabling Communities theme, in particular priorities P07, P08 and P09.

The work programme also provides a significant contribution to the Caring for our Environment theme. The work of the Specialist Services team ensures the appropriate protection and enhancement of East Suffolk's important environmental assets (P23). The preparation of the Cycling and Walking Strategy also plays an important role in protecting our natural environment through enhancing opportunities for non-car travel (P23).

Background and Justification for Recommendation

1 Background facts	
1.1	This report provides an update on the current Planning Policy and Delivery work programme. The Council's two Local Plans (Suffolk Coastal Local Plan, September 2020 and Waveney Local Plan, 2019) provide up to date Local Plan coverage for the district, and the work of the Planning Policy and Delivery Team continues to focus on the delivery of these Plans.
1.2	The current Planning Policy and Delivery work programme contains a number of projects to support the delivery of the Local Plans and the East Suffolk Strategic Plan. These include providing guidance to support the implementation of planning policies through the preparation of Supplementary Planning Documents (SPDs), the preparation of strategies on specific topics such as cycling and walking and the preparation of the East Suffolk Community Infrastructure Levy Charging Schedule. The Design and Conservation service has a programme of projects including Conservation Area Appraisal and Management Plan reviews. The Specialist Services team, which has brought together the Design and Conservation, Ecology, and Landscape and Arboriculture (including Public Rights of Way) services, is continuing to provide ongoing expert input across the planning service including in respect of development management, Nationally Significant Infrastructure Projects and planning policy, as well as on wider Council projects.
1.3	The updates in this report focus on projects and include the progress being made on the preparation of Supplementary Planning Documents, Neighbourhood Plans, and the East Suffolk Community Infrastructure Levy Charging Schedule, as well as projects in the Design and Conservation team. An update is also provided on

	housing delivery. An update on the work of the Infrastructure Team relating to the collection and spend of the Community Infrastructure Levy and Section 106 monies is also provided in this report.
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2 Current position	
2.1	Key milestones achieved over the past two months, since the last report to Strategic Planning Committee on 10th October, are set out below along with a broader account of Supplementary Planning Document preparation.
2.2	<p><u>Neighbourhood Plans:</u></p> <ul style="list-style-type: none"> • Bungay Neighbourhood Plan and Worlingham Neighbourhood Plan Decision Statements have been published. Referendums were held on 17th November and both plans received a positive result – the plans will therefore be taken to Full Council on 23rd November to be ‘made’. • Rushmere St Andrew Neighbourhood Plan - Examiner’s report was published in August 2022. A focused consultation is underway between 11th October and 23rd November in relation to one of the Examiner’s recommended modifications. • Oulton Neighbourhood Plan - Examination has concluded and the Decision Statement was published in October. • Halesworth Neighbourhood Plan - Examiner’s report published in November. • Saxmundham Neighbourhood Plan – Examination currently underway. • Shadingfield, Sotterley, Willingham and Ellough - Examination currently underway. • Wickham Market Neighbourhood Plan – Regulation 16 publication underway from 9th November until 21st December.
2.3	The <u>East Suffolk Cycling and Walking Strategy</u> was adopted by Cabinet on 4 th October, with a presentation being provided to Full Council on 23 rd November. The strategy is also published in an interactive format. Communication promoting the adoption of the Strategy is being carried out.
2.4	The draft <u>East Suffolk Community Infrastructure Levy Charging Schedule</u> is currently undergoing examination by an independent Examiner following submission in July 2022. A Public Hearing was held on 11 th October, and subsequently the Council submitted some further information in response to a request by the Examiner. The Examiner consulted on the additional information with interested parties for three weeks, ending on 14 th November.
2.5	<p>Supplementary Planning Documents:</p> <p>In addition to achievements over the past two months, the opportunity is taken in this report to provide a broader overview of the preparation of the suite of Supplementary Planning Documents (SPDs) which are supporting the implementation of the Council’s Local Plans. SPDs are promoted by Government as documents to build upon and provide more detailed advice or guidance on policies in an adopted plan. They are not part of the development plan but once adopted they are a material consideration when taking decisions on planning applications. SPDs provide valuable support to decision making by providing clear guidance to applicants, officers, communities and Members on how policies are expected to be implemented, thus supporting the delivery of the Local Plans.</p>

2.6	<p>The Waveney Local Plan and the Suffolk Coastal Local Plan both make reference to SPDs for the provision of guidance on a number of topics, for example historic environment, sustainable construction and coastal change, or to support delivery of sites. Following the adoption of the plans the Council therefore embarked on a programme of updating former guidance or preparing new SPDs to support the implementation of the plans. For some areas of policy the need for supplementary guidance has become evident during the implementation of the plans and to reflect matters arising in decision making. A number of SPDs (and older supplementary planning guidance) were adopted over past years by the former Suffolk Coastal District Council and Waveney District Council, and the preparation of new SPDs has also provided an opportunity to align guidance across East Suffolk.</p>
2.7	<p>The programme of SPDs adopted to date since the adoption of the Local Plans has comprised:</p> <ul style="list-style-type: none"> • North Lowestoft Heritage Action Zone Design Guide SPD (adopted July 2020); • Recreational Disturbance Avoidance and Mitigation Strategy SPD (adopted May 2021); • Historic Environment SPD (adopted June 2021); • Residential Development Brief for Land North of Union Lane, Oulton (WLP2.14) (adopted September 2021); • Sustainable Construction (adopted April 2022); • Affordable Housing (adopted May 2022); • Housing in Clusters and Small Scale Residential Development in the Countryside (adopted November 2022). <p>The SPDs are all available on the Council's Supplementary Planning Documents webpage at www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/supplementary-planning-documents/.</p> <p>Updates on progress over the past two months for SPDs currently under preparation is provided below.</p>
2.8	<p>The <u>Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document (SPD)</u> was adopted by Cabinet on 1st November 2022.</p>
2.9	<p>A consultation draft of the Coastal Adaptation Supplementary Planning Document has been prepared and is currently going through the relevant approval processes of the four authorities. The SPD is being produced in partnership with the Broads Authority, Great Yarmouth Borough Council and North Norfolk District Council.</p>
2.10	<p>Initial consultation on the preparation of the Healthy Environments SPD was held for six weeks between 26th September and 7th November 2022, inviting comments on the proposed scope and content of the SPD.</p>
2.11	<p>Design and Conservation:</p> <p>Recent progress in relation to the review of Conservation Areas and their Appraisals and Management Plans is set out below:</p> <ul style="list-style-type: none"> • The draft appraisals for a proposed new Conservation Area at Aldeburgh Park and three proposed extensions to the existing Aldeburgh Conservation Area are currently being finalised, in preparation for public consultation.

	<ul style="list-style-type: none"> The draft new Southwold Conservation Area Appraisal and Management Plan is also currently being finalised in preparation for public consultation. The new Conservation Area will form an amalgamation and extension of the existing Southwold Conservation Area and Southwold Harbour and Walberswick Quay Conservation Area. The review of the Halesworth Conservation Area Appraisal and Management Plan is underway. Consultant's fieldwork in support of a pilot review of the existing Article 4 Directions in place in both Lowestoft Conservation Areas, taking account of changes in the 2021 National Planning Policy Framework (NPPF) on their use, is now complete. <p>Progress on other Design and Conservation projects includes:</p> <ul style="list-style-type: none"> Work on the identification of five new locally listed parks and gardens has been finalised, following consultation in late 2021, in advance of a report being taken to Cabinet in December for their addition to the Council's Local List. Nominations for the 2022 Quality of Place awards closed on Friday 12th August. 18 entries were received. Shortlisting and site visits have taken place prior to holding the awards ceremony in December. Following the completion of the review of the listings at Snape Maltings earlier this year, the potential for a Local Listed Building Consent Order is currently being investigated.
2.12	<p>Housing Delivery:</p> <p>The housing growth planned for in the Local Plans continues to come forward, with many sites either under construction, consented, subject to planning applications or subject to early discussion with the planning service. The annual housing requirement figure for East Suffolk is 916 dwellings, based on the figures in the two adopted Local Plans for the District. For the year 2021/22, 822 dwellings were delivered, 225 of which were for affordable housing. In the first and second quarters of 2022/23 (up to 30th September), 327 dwellings have been recorded as being completed of which 63 are affordable. A comparison of dwellings under construction shows that as at the end of quarter 2 this year 1,265 dwellings were under construction compared to 1,075 at the same point in the previous year.</p> <p>The Housing Action Plan has been reviewed and is anticipated to be published shortly. As East Suffolk 'passed' the most recent Housing Delivery Test (results published January 2022), there is no requirement to prepare or update the Plan however it is considered good practice to review and update the Plan annually.</p> <p>The annual update to the Housing Land Supply Statement was published in November 2022. This sets out that the Suffolk Coastal Local Plan area has a housing land supply of 6.47 years and the Waveney Local Plan area has a housing land supply of 5.78 years.</p>
2.13	<p>CIL Collection and Spend:</p> <ul style="list-style-type: none"> So far during the 2022/23 financial year (up to 12th November), over £5m has been received, CIL Demand Notices have been issued to the value of over £6.9m and CIL Liability Notices issued to the value of over £8m. The new RICS CIL Rate was published in October which increases the current CIL Rates with effect from 1 January 2023 – the new rates are published alongside on the current CIL Rates on the CIL webpages. Neighbourhood CIL payments for the period 1 April 2022 to 30 September 2022 (over £750K in total) were passed to receiving Parish Councils before

	<p>the statutory deadline of 28th October 2022. Including the April 2022 Neighbourhood CIL payments (NCIL) parish councils have received over £1.3m NCIL this financial year compared with just over £1m NCIL in 2021/22.</p> <ul style="list-style-type: none"> • District CIL funded projects continue to make progress, particularly the Early Years and Schools projects. • FAQs for CIL Collection and Spending have been developed, and are currently under review by the Communications Team prior to being published.
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3 How to address current situation	
3.1	During the next 3 to 4 months, some of the key project milestones will include:
3.2	<p>With respect to Neighbourhood Plans:</p> <ul style="list-style-type: none"> • Referendums for the Rushmere St Andrew, Halesworth and Oulton plans are anticipated to take place in early 2023. • The Examiners' reports into the Saxmundham and Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plans will be received with referendums to subsequently take place. • Wickham Market Neighbourhood Plan - Examination to take place. • Guidance for neighbourhood plan groups on delivering new housing through their plans will be progressed and will be published in 2023.
3.3	The Community Infrastructure Levy Charging Schedule Examination will have concluded. It is anticipated that the Examiner's report will be received before the end of the year and that adoption will take place by Full Council during the early part of 2023, prior to its subsequent implementation.
3.4	Consultation on the draft Coastal Adaptation Supplementary Planning Document will be undertaken in January and February 2023.
3.5	The comments received to the initial consultation on the Healthy Environments Supplementary Planning Document , informing the scope and content, will have been reviewed and a draft SPD prepared, with public consultation planned for Spring/Summer 2023.
3.6	<p>Design and Conservation:</p> <ul style="list-style-type: none"> • A 6 week public consultation is anticipated to commence in early January on the proposed new Conservation Area at Aldeburgh Park and three proposed extensions to the existing Aldeburgh Conservation Area. • A 6 week public consultation is anticipated to commence in late January on the Southwold Conservation Area draft appraisal and boundary review. • Work on the Halesworth Conservation Area draft appraisal and boundary review will be received from the consultants. • The consultants' pilot review of the existing Article 4 Directions in the Lowestoft Conservation Areas will have been received. The next stage of work will involve drafting revised Directions. • The addition of five new locally listed parks and gardens to the local list is anticipated to have been approved by Cabinet in December following which a new webpage will be set up for the list. • The Quality of Place Awards presentation in person will be held in December.
3.7	<p>Housing Delivery:</p> <p>The outlook for housing delivery is optimistic and it is anticipated that delivery will continue to increase over the year. As stated in paragraph 2.12 above, there were</p>

	<p>1,265 dwellings under construction at the end of quarter 2 this year (end of September 2022), almost 200 more than at the same time in the previous year and an increase on the number reported as being under construction at the end of June 2022. Over the coming months, the planning service will continue to support future housing delivery, including through the determination of planning applications and through ongoing support for bringing forward strategic sites such as supporting master-planning.</p> <p>Work will be underway to take forward the actions contained in the Housing Action Plan.</p>
3.8	<p>CIL Collection/Spend and Exacom:</p> <ul style="list-style-type: none"> • The Exacom data transparency project (relating to the management of CIL, Section 106 and RAMS payments) continues to make steady progress and Phase 2 project work continues in earnest. Reconciliation to financial systems is ongoing as this work progresses. • CIL Training sessions for Town and Parish Councils are being planned, although the timing of these may change to dovetail with the other changes occurring to ensure the training covers the Charging Schedule and CIL spending changes. Online sessions are looking to be scheduled for early 2023 (Jan/Feb). • The next Neighbourhood CIL payments are not due to be assessed and paid until April 2023.
3.9	<p>National update – As referenced in previous reports to the Strategic Planning Committee, the Planning White Paper, that set out some potential fundamental changes to the planning system, was published for consultation in August 2020. The Levelling Up white Paper was subsequently published earlier in 2022. The Levelling Up and Regeneration Bill, first published in May 2022, takes forward some of the ambitions from both the Levelling Up White Paper and the Planning White Paper. A summary of the proposed provisions of the Bill, as published in May, can be viewed in the Government's 'Policy paper – Levelling Up and Regeneration: further information'. The paper anticipated that changes will begin to take place from 2024. A number of future consultations were also proposed as part of the changes such as a review of the National Planning Policy Framework and on proposals such as the Infrastructure Levy and Environmental Outcomes Reports.</p> <p>The Bill is currently progressing through Parliament.</p>

4 Reason/s for recommendation

4.1	This report is for information only.
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Appendices

Appendices:

None

Background reference papers:

None



STRATEGIC PLANNING COMMITTEE

Monday, 05 December 2022

Subject	Planning Performance Report – October to Mid-November 2022
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Ben Woolnough Planning Manager (Development Management, Major Sites and Infrastructure) 01394 444681 ben.woolnough@eastsuffolk.gov.uk Katherine Scott Principal Planner (Technical Lead, Development Management) 01394 444503 katherine.scott@eastsuffolk.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:

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

Options:

None.

Recommendation/s:

That the content of the report be noted.

Corporate Impact Assessment

Governance:

Not applicable.

ESC policies and strategies that directly apply to the proposal:

Not applicable.

Environmental:

Not applicable.

Equalities and Diversity:

Not applicable.

Financial:

Not applicable.

Human Resources:

Not applicable.

ICT:

Not applicable.

Legal:

Not applicable.

Risk:

Not applicable.

External Consultees:	None
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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
How does this proposal support the priorities selected? To provide information on the performance of the enforcement section			

Background and Justification for Recommendation

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

2

Current position

2.1

East Suffolk Council as Local Planning Authority determines applications that seek Planning Permission, Listed Building Consent, Advertisement Consent and Tree Works applications along with associated applications such as those seeking approval of matters reserved by conditions on consents.

2.2

This report focuses on the applications for Planning Permission (those seeking Approval of Reserved Matters, Change of Use, Full Planning Permission, Outline Planning Permission, Removal of Condition(s) and Variations of Condition(s)). There are herein referred to as Planning Applications.

2.3

The previous Strategic Planning Committee took place on 10 October 2022, after the end of the last quarter and the closure of a two-year monitoring period for quarterly returns to government. Therefore, the report, appendices and update sheet to that meeting contained the statistics for the last full quarter (i.e. the period 1 July – 30 September 2022).

2.4

This report is being drafted in mid-November, just some six weeks into the new quarter, and therefore an additional quarter figures beyond those considered in October are not available. Therefore, the figures set out below are those for just a six-week period (1 October – 11 November 2022):

	Quarter so far	Percentage	Targets
Major Development	4/4	100%	60% national 65% stretched
Minor Development	49/63	77.78%	- national 75% stretched
Other Development	121/161	75%	- national 90% stretched
Minor and Other Development Combined figures	170/224	75.8%	70% national - stretched

2.5	As set out in the table above, during the first six weeks of this quarter the team has determined 100% of 'Majors' either within 13 weeks or an agreed extension of time. This is significantly above the national target of 60% and our own stretch target of 65%.
2.6	During this period the team has also met our own stretch target for the determination of 'Minor' Applications, achieving 77.78% determined either within 8 weeks or an agreed extension of time. The stretch target is 75%.
2.7	Unfortunately, the stretch target for the determination of 'other' applications either within 8 weeks or an agreed extension of time has not been met, with the team achieving 75% rather than the stretch target of 90%.
2.8	The combined figures for 'Minors' and 'Others' for this period is 75.8% so it meets the government target of 70%. However, it should still be recognised that this figure is unfortunately being reduced by the proportion of 'Others' that are not making the target and therefore this should be recognised as an area for improvement.
2.9	However, it should also be recognised that these figures are only for a six week period, during the first quarter of a two-year monitoring period and therefore there is significant time for the above figures to be maintained and improved, before the overall two-year figure is completed.
2.10	The next Strategic Planning Committee meeting (scheduled for March 2023) will take place once the current quarter has expired (31 December 2022)) and therefore the report for that meeting will contain the full figures for the current quarter.

3 How to address current situation

3.1	Quarterly monitoring
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4 Reason/s for recommendation

4.1	That the report concerning the performance of the Development Management Team in terms of the speed of determining planning applications is noted.
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Appendices

Appendices:
None.

Background reference papers:
None.



STRATEGIC PLANNING COMMITTEE

Monday, 05 December 2022

Subject	Enforcement Performance Report – July to September 2022
Report by	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Cate Buck Senior Planning & Enforcement Officer Cate.buck@eastsoffolk.gov.uk 01394 444290 Ben Woolnough Planning Manager (Development Management, Major Sites and Infrastructure) 07833 406681 ben.woolnough@eastsoffolk.gov.uk Katherine Scott Principal Planner (Technical Lead, Development Management) 07867 155568 katherine.scott@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:

To provide information on the performance of the enforcement section of the Development Management Team.

Options:

Not applicable.

Recommendation/s:

That the content of the report be noted

Corporate Impact Assessment

Governance:

Not applicable

ESC policies and strategies that directly apply to the proposal:

East Suffolk Council Enforcement Policy

Environmental:

Not applicable

Equalities and Diversity:

Not applicable

Financial:

Not applicable

Human Resources:

Not applicable

ICT:

Not applicable

Legal:

Not applicable

Risk:

Not applicable

External Consultees:	None
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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 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 type="checkbox"/>
P07	Taking positive action on what matters most	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" 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 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 checked="" 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 checked="" type="checkbox"/>
How does this proposal support the priorities selected? To provide information on the performance of the enforcement section			

Background and Justification for Recommendation

1 Background facts	
1.1	Following the adoption of the new Local Enforcement Plan in March 2019 and the formation of the new East Suffolk Council section it was decided that a report be presented on a quarterly basis from August 2019.
1.2	Between July and September, one Enforcement Notice was served.

2

Current position

2.1

Cases Received and Closed July to Sept 2022

Month	Cases Received	Cases Closed
July	64	72
August	60	70
September	25	72

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

2.2

Reasons for Closure

Reason	July	August	September
No Breach	44	22	37
Compliance/use ceased	10	21	9
Planning Permission Granted	12	15	11
Permitted Development	2	4	1
Other Department	1	1	4
Withdrawn	0	0	1
De Minimus	2	7	7
Duplicate	1	0	2

2.3

Time taken to close cases

Time taken to close cases	Cases Closed in July	Cases Closed in August	Cases Closed in September
1-20 days	7	10	7
21-40 days	3	6	14

	<u>41-60 days</u>	1	6	5
	<u>61-80 days</u>	2	0	2
	<u>81 - 100 Days</u>	2	6	1
	<u>101 – 120 Day</u>	0	1	1
	<u>121 + Days</u>	57	41	42
	<u>Total</u>	72	70	72
2.4	<u>Enforcement Notices Served July to September 2022</u>			
	<u>Type of Notice</u>	<u>Address</u>	<u>Breach</u>	<u>Compliance period</u>
	Enforcement Notice	297 High Street, Walton	Change of Use of storage room to residential use	3 months

3 How to address current situation

3.1 Quarterly monitoring

4 Reason/s for recommendation

4.1 That the report concerning Enforcement Team statistics be received

Appendices

Appendices:

None

Background reference papers:

None



STRATEGIC PLANNING COMMITTEE

Monday, 05 December 2022

Subject	Appeals Performance Report – 20 September to 11 November 2022
Report by	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Ben Woolnough Planning Manager (Development Management, Major Sites and Infrastructure) 07833 406681 Ben.woolnough@eastsuffolk.gov.uk Katherine Scott Principal Planner (Technical Lead, Development Management) 07867 155568 Katherine.scott@eastsuffolk.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:

This report provides an update on the planning performance of the Development Management Team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.

Options:

None.

Recommendation/s:

That the content of the report be noted.

Corporate Impact Assessment

Governance:

Not applicable.

ESC policies and strategies that directly apply to the proposal:

Not applicable.

Environmental:

Not applicable.

Equalities and Diversity:

Not applicable.

Financial:

Not applicable.

Human Resources:

Not applicable.

ICT:

Not applicable.

Legal:

Not applicable.

Risk:

Not applicable.

External Consultees:	None
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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 type="checkbox"/>
P07	Taking positive action on what matters most	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
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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 checked="" type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
How does this proposal support the priorities selected? To provide information on the performance of the enforcement section			

Background and Justification for Recommendation

1 Background facts	
1.1	The report is presented to Members as rolling reporting mechanism on how the Council is performing on both the quality and quantity of appeal decisions received from the Planning Inspectorate.
2 Current position	
2.1	A total of seven planning appeal decisions have been received from the Planning Inspectorate since the 20 September 2022 following a refusal of planning permission from East Suffolk Council.
2.2	A summary of all the appeal decisions received is appended to this report (Appendix A).
2.3	The Planning Inspectorate monitor appeal success rates at Local Authorities and therefore it is important to ensure that the Council is robust on appeals, rigorously defending reasons for refusal. Appeal decisions also provide a clear benchmark for how policy is to be interpreted and applications considered.
2.4	Very few planning refusals are appealed (approximately 20%) and nationally on average there is a 42% appellant success rate for major applications, 27% success rate for minor applications and 39% success rate for householder applications.
2.5	All of the appeal decisions related to applications which were delegated decisions determined by the Head of Planning and Coastal Management.
2.6	Of the planning appeals, five of the decisions were dismissed (71.4%) and two of the decisions were allowed (28.6%) by the Planning Inspectorate.
2.7	Four of the appeals were for minor applications with one allowed (25 %) and three dismissed (75%).
2.8	Three of the appeals were for householder applications and two were dismissed (66.6%).
2.10	There are no significant issues arising with the planning appeals which have been allowed, although the appendix provides a summary of learning points of all appeals.
2.11	Members will note there have been fewer appeal decisions than in the previous reporting period. However, the time period covered by this report is also shorter, which may explain that reduction, rather than reflecting any change in the rate of appeal decisions being issued.

3	How to address current situation
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3.1	Quarterly monitoring
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4	Reason/s for recommendation
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4.1	That the report concerning the appeals decisions received is noted
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Appendices

Appendices:

Appendix A	Summary of all appeal decisions received
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Background reference papers:

None.

Appendix A

The following appeal decisions have been received. The full reports are available on the Council's website using the unique application reference.

Planning Appeals relating to 'Majors'

There were not appeal decisions relating to Major Planning Applications during this period.

Planning Appeals relating to 'Minors'

Application number	DC/21/5042/FUL
Appeal number	APP/X3540/W/22/3296680
Site	Land West of Highfields, Davey Lane, Charsfield
Description of development	Three bedroom one and a half storey residential dwelling with separate garage.
Committee delegated	Delegated
Appeal decision date	29 September 2022
Appeal decision	Allowed
Main issues	The suitability of the location for the proposed dwelling, with particular regard to development plan policies concerning housing in the countryside
Summary of decision	<p>Policy SCLP5.4 (Housing in clusters in the countryside) indicates that a 'cluster' consists of a continuous line or close group of existing dwellings adjacent to an existing highway; and contains 5 or more dwellings.</p> <p>The supporting text to Policy SCLP5.4 indicates that a close group is one where dwellings are considered to be adjacent each other and not separated by extensive areas, such as by fields or open land.</p> <p>The appeal site sits within a continuous line of only 4 dwellings. Beyond this is a large gap of garden land in built development with Ivy Cottage and two other dwellings beyond this to the junction of Davey Lane with Monewden Road.</p> <p>While the Inspector accepted that the gap of garden land is relatively large in comparison with the plot sizes of the dwellings to either side, the gap is not a field and does not represent an extensive area of land.</p> <p>The Inspector also acknowledged the linear pattern of development along Davey Lane, but nonetheless found that the dwellings comprise a 'close group' in the terms of Policy SCLP5.4.</p>

	<p>An unimplemented extant outline permission for two dwellings within the aforementioned gap was also acknowledged, with their completion resulting in the appeal site becoming part of a continuous line of at least 5 dwellings.</p> <p>The Inspector found no basis to find that the extant permission would not be implemented and thus concluded that the proposal would not be contrary to the other criteria in Policy SCLP5.4 because it would be located adjacent to existing development on two sides, would not represent an extension of the built-up area into the countryside and would not result in harmful visual intrusion in this location.</p> <p>While it was acknowledged that there is a policy conflict with Policy SCLP5.4 insofar as the appeal site is not currently part of a continuous line of at least 5 existing dwellings, it was however found that the surrounding dwellings formed a self-contained group and that the extant permission for two dwellings would result in the requisite number of dwellings in a continuous line.</p> <p>It was otherwise concluded that no material harm would result from the appeal proposal.</p>
Learning point / actions	<p>Garden spaces forming large gaps between dwellings do not represent extensive areas (i.e. fields and open land) when considered within the context of the policy SCLP5.4.</p> <p>Unless there is a clear indication of non-delivery, unimplemented extant consents for new dwellings within existing gaps hold material weight when considering the policy tests of SCLP5.4 with regard to what constitutes a 'continuous line' or 'close group' of 5 or more dwellings.</p>

Application number	DC/21/3570/FUL
Appeal number	APP/X3540/W/21/3286196
Site	9 Glebe Close, Lowestoft NR32 4NU
Description of development	Construction of two detached single storey dwellings and all associated works.
Committee delegated	Delegated
Appeal decision date	26 October 2022
Appeal decision	Dismissed
Main issues	The effect of the proposed development on the character and appearance of the area, the amenity of neighbouring residents and the poor amenity provided to future residents. In addition,

	the effect of the proposed development on the integrity of a European Site due to lack of RAMS payment.
Summary of decision	<p>The inspector concluded that the proposal would have no harmful effect on the character and appearance of the area, given that the area is not characteristically open, and views of the development would be limited. Furthermore, they did not consider that the level of traffic from two dwellings would be detrimental to the amenity of residents, and that the proximity of the boundary to opening in the proposed dwelling would not be harmful to their outlook given the proposed small-scale nature of the boundary treatments.</p> <p>Despite the applicant paying the RAMS payment during the appeal, and officers setting this out within their appeal statement, the inspector failed to follow the councils approach concluding that “in the absence of a sufficiently robust mechanism to satisfactorily show whether, and exactly how and when, the monies paid by the appellant will be spent, such as a planning obligation in this case, I cannot be satisfied that the harm that would arise from the appeal scheme will be mitigated appropriately”</p>
Learning point / actions	To make inspectors more aware of the Local Planning Authority’s approach to considering and concluding the impact on European Protected Sites.

Application number	DC/19/0982/VOC
Appeal number	APP/X3540/W/22/3291513
Site	The Waterfront Cafe, The Granary, Tide Mill Way, Woodbridge, Suffolk IP12 1BY
Description of development	Variation of condition 7 of C/99/0882 to extend the opening hours.
Committee delegated /	Delegated
Appeal decision date	22 September 2022
Appeal decision	Dismissed
Main issues	<p>The condition over which there is disagreement relates to the use of part of the ground floor of The Granary as a tearoom. The appellant sought to vary condition No. 7. The application sought to vary the opening hours permitted under C/99/0882 to allow opening hours of 08:00-24:00 everyday.</p> <p>However, the appellants appeal statement clarifies that revised opening hours are sought on the basis of a revised condition which would read <i>‘The premises shall not be open to the public</i></p>

	<p><i>other than between the hours of 9.30am and 10pm (or 8pm) and all members of the public shall have vacated the premises by 10.15pm (or 8.15pm)'. The Inspector considered all options.</i></p> <p>A further application was made to that above, Ref C/00/0633 which permitted extended opening hours at the unit, allowing for opening hours of 09:30-18:30 Monday to Friday and 10:00-17:30 on Sundays and Bank Holidays. There appears therefore to be a permission in place which permits extended opening hours above the original hours.</p> <p>The main issue therefore is whether the condition with its current restrictions is reasonable and necessary in the interests of the living conditions of the occupiers of dwellings located within The Granary, having particular regard to noise and disturbance.</p>
Summary of decision	<p>The Inspector's conclusion is not dissimilar to the previous appeal decision for the site.</p> <p>Whilst the Inspector notes that there have been changes within the surrounding environment, such as businesses at Whisstocks Boatyard and the open space behind the Chandlery, there is unlikely to be any significant overspill of activity or movement of people past the front of The Granary, as the access past the front of the building amongst other things primarily serves a private marina located to the east. Further, it is likely that given the age of the buildings in and around Whisstocks Boatyard, modern and purpose constructed soundproofing could exist between the commercial and residential elements; no details of soundproofing were provided for the grade II listed Granary.</p> <p>The unit within which the tearoom is located is reasonably small, does not have high ceilings and has limited window openings. It is likely that during summer months the doors would be largely open, or at least regularly opened and shut. Residential occupiers of the Granary could therefore suffer harm to their living conditions as a result of noise from the internal area of the café and as a result of customers using the outside area as well as a result of comings and goings.</p> <p>Extending the opening hours into the evening, even until 8pm, would coincide with times when residents within the Granary could reasonably be expecting to settle in for the evening and have quiet enjoyment of their homes. Equally, residents could expect to be able to enjoy the same on Sunday mornings or bank holidays prior to the current permitted opening times.</p>

	The Inspector concluded that given the close proximity of existing properties within The Granary to the appeal unit, the condition is necessary in the interests of the living conditions of the occupiers of adjoining properties.
Learning point / actions	The inspector concurred with the Local Planning Authority's assessment that the scheme was contrary to policy SCLP11.2 in that the extended opening hours adversely impact the living conditions of the occupiers of adjoining properties.

Application number	DC/21/1064/FUL
Appeal number	APP/X3540/W/21/3281525
Site	Mariawood, Hulver Street, Henstead NR34 7UE
Description of development	Full planning application for the conversion of a rural building to residential with associated landscaping and parking.
Committee delegated	Delegated
Appeal decision date	21/10/2022
Appeal decision	Dismissed
Main issues	The main issue is whether the appeal site is a suitable location for the proposed development with regard to the Council's strategy for the location of residential development
Summary of decision	The proposed development would conflict with the Council's strategy for the location of residential development in the countryside. As such, it would conflict with the development plan taken as a whole.
Learning point / actions	This decision confirms the Local Planning Authority's approach to the application of the relevant policies for such proposals. There are no significant learning points.

Planning Appeals relating to 'Others' (including householders)

Application number	DC/21/0127/FUL
Appeal number	APP/X3540/D/22/3296713
Site	Aldston, Mill Hill, Aldringham Cum Thorpe IP16 4PZ
Description of development	The development proposed is front and first floor extension of existing chalet bungalow.
Committee delegated	Delegated
Appeal decision date	27/9/2022

Appeal decision	Dismissed
Main issues	The main issue is the effect of the proposed extensions on the character and appearance of the host dwelling and the street scene.
Summary of decision	The proposed works would have an unacceptable level of harm to the character of the area and the relationship with the other adjacent properties within the streetscene, thus the application would be in non-compliance with SCLP11.1 (Design) and the wider National Planning Policy Framework (NPPF).
Learning point / actions	Promoting good design and being respectful of the existing character and the existing pattern of the development is important and carries great weight.

Application number	DC/21/5448/FUL
Appeal number	APP/X3540/D/22/3296270
Site	Greenbanks, 30 Ipswich Road, Orford IP12 2LT
Description of development	Retention of 1.8 metre weatherboard fence along the front and part side of property. Purpose of which is to replace pre-existing hedging which was in poor state and caused obstruction to pathway. New fence erected to provide privacy to property and conceal unsightly gas tank from road vision.
Committee delegated /	Delegated
Appeal decision date	14/09/2022
Appeal decision	Dismissed
Main issues	The main issue is the effect of the proposal on the character and appearance of the area.
Summary of decision	<p>The Inspector concluded that the proposal has a significant adverse effect on the character and appearance of the area and the harm that it causes to the scenic beauty of the AONB further weighs against it.</p> <p>The Inspector also concluded that there is no indication that a decision should be made other than in accordance with the development plan.</p>
Learning point / actions	The inspector concurred with the LPA's assessment that the scheme was contrary to policy SCLP11.1 and highlighted the impact of the proposal on the scenic beauty of the AONB as an important consideration.

Application number	DC/21/5483/VOC
Appeal number	APP/X3540/D/22/3295442
Site	Alde Cottage, 30 Sandy Lane, Iken IP12 2HE
Description of development	Variation of Condition No 2 of DC/21/2480/FUL - Additions of living room, bedroom and porches to single dwelling - The applicant wishes to raise the ridge line of the bedroom extension by 400mm and introduce a roof light
Committee delegated /	Delegated
Appeal decision date	6 October 2022
Appeal decision	Allowed
Main issues	The main considerations related to the impacts of the alterations and additions upon the character and appearance of the area.
Summary of decision	<p>The Inspector acknowledges that the existing property is attractive, with varying wings set beneath traditional thatched roofs, and that whilst there are other dwellings strung out along Sandy Lane, the setting has a quiet and rural character, within the AONB.</p> <p>The Inspector acknowledges the increase in ridge/eaves height would increase the prominence of the extension but concludes the impact would be only likely felt from within the garden of the dwelling itself, and that given the extensive gardens and the screening adjacent to Sandy Lane, along with its position in relation to the existing dwelling, it would therefore be difficult to discern the difference from nearby public vantage points.</p> <p>The Inspector also states that the height would not be without precedence on the site, given that the ridge line of the northern wing of the property is set at a greater height than that proposed here.</p> <p>The Inspector also concluded the rooflight features would be acceptable, forming a small feature on a rather extensive dwelling and its visual appearance is largely a subjective matter. Its inclusion would not result in any harm of any significance to the character and appearance of the dwelling nor the existing area bearing in mind the limited relationship to other surrounding land.</p>
Learning point / actions	This was an on-balance decision by the Local Planning Authority, on a matter that was quite subjective, therefore there aren't any significant learning points.

Appeals relating to Part 3 Prior Notifications

There were no appeal decisions relating to Part 3 Prior Notifications during this period

Enforcement Decisions

There were no enforcement decisions during this period.

Costs Decisions

There were no costs decisions during this period.