



Committee Report

Planning Committee North – 18 May 2021

Application no DC/21/1208/FUL

Location

Jubilee Parade
The Esplanade
Lowestoft
Suffolk

Expiry date 6 May 2021
Application type Full Application
Applicant East Suffolk Council

Parish Lowestoft

Proposal Replacement beach huts on two levels of jubilee parade. Total 72 beach huts, with associated platform, and access stairs. Provision of 6 accessible beach huts.

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1. Summary

1.1. Planning permission is sought for replacement beach huts on two levels of jubilee parade, including a combined total of 72 beach huts, with associated platform, and access stairs.

Reason for Committee

1.2. The application is before the Planning Committee (North) because it has been submitted by East Suffolk Council.

Case for Development

1.3. The National Planning Policy Framework sets out the statutory status of the development plan as the starting point for decision-making and requires a presumption in favour of sustainable development. The proposal represents high-quality contemporary design that

will be a positive and vibrant feature in the South Lowestoft Conservation Area. The proposed development would have no adverse impacts on the amenity of neighbouring land uses and is considered to have no adverse impacts on highway safety or pedestrian movements in the area. Furthermore, the proposal is considered to bring public benefit through enhancing the tourist offer within the town and the benefits arising from associated spend in the local economy. The proposal will be a positive for the town through regeneration of a prominent seafront location. Therefore, the proposed development is considered to accord with the Development Plan and is recommended favourably.

2. Site description

- 2.1. The site is located within the settlement boundary for Lowestoft, and the South Lowestoft Conservation Area. The site formerly comprised chalets from the 1930s, which fronted the beach to the east, cliffs to the west with the promenade running from north-to-south along the front of the site. These chalets had fallen into a state of disrepair, and a row of 58 beach huts had been installed in front of them. These beach huts were subsequently removed, and existing chalets cleared to enable cliff stabilisation works to take place.

Planning History

- 2.2. DC/20/1648/FUL - *To demolish the concrete beach chalets 1-13 and 22-58. Work necessary to reinforce existing retaining wall and cliff face to prevent land slip and risk to the public. Closure of ramped access - Granted 16/07/2020*
- 2.3. DC/17/0355/RG3 - *To demolish the concrete beach chalets No.s 1 to 13 and 22 to 58 and remove timber chalets No.s 14 to 21 from site. Work necessary to reinforce existing retaining wall to prevent land slip and risk to the public. It is intended to make good the public accessed surfaces and walkways above and below the retaining wall. – Granted 29/03/2017*
- 2.4. DC/16/3491/RG3 - *Erection of Beach Huts on existing promenade at Jubilee Parade, Lowestoft – Granted 14/11/2016*

3. Proposal

- 3.1. The proposal is to provide 72 Beach Huts split across two levels: a raised decking promenade, and on the existing parade level. The Beach Huts will be organised into terraces with openings for access. The upper level will provide 35 beach huts for market sale, and 37 beach huts along the lower existing parade will be retained for lease by East Suffolk Council. On the lower parade level six Beach Huts will be provided as level access and will be designed to be more easily accessed by those with physical impairments. They are located centrally within the scheme upon the central raised access decking.
- 3.2. The beach huts are of a typical size, with a roof footprint measuring 2.3 metres in width and 4.3 metres in length (note that 1.5 metres of the length is external space). The raised decking and terrace of beach huts sits 3.5 metres above the parade and measure 6.5 metres from the front-to-back toward the cliff, with the terrace approximately 135 metres long.
- 3.3. The beach huts are of a modern form with a single mono pitch roof and will be painted. The beach huts will be of a softwood timber frame and clad with softwood timber painted in weatherproof paint. The raised promenade decking will be a highly durable composite

timber material. The steel structure bears onto concrete pillars (as part of the previous permitted scheme). The decking structure stairs will be steel framed and feature durable composite timber treads.

4. Consultations/comments

4.1. The following comments were collated at the time of writing this report. The public consultation period began on 19 March 2021 and was extended until the 28 April 2021 to offer the opportunity for the Suffolk Police 'Designing Out Crime' Team to review and comment on the application. Any additional neighbour responses and further consultee comments received will be reported to the Planning Committee via the update sheet published 24-hours before the meeting but also verbally, at the meeting, should any further responses be received.

4.2. Twenty-five representations of objection have been received raising the following key points (inter alia):

- Inappropriate design for setting and not in keeping with surroundings
- Impact on Conservation Area
- Lack of disabled access to upper deck and accessible huts
- Overdevelopment
- Poor Design
- Non-traditional design
- Lack of public consultation
- Encroachment onto the promenade
- Void people deck may be used by homeless/individuals to seek shelter or minors to get lost in
- Loss of green space
- No defence against flooding as made from wood
- Short slight solution
- Lack of surrounding parking
- Impact on outlook
- New toilet block
- Impact on cafe
- Temporary appearance
- Lack of lights and security cameras
- Increased rubbish and need for more bins

4.3. Nine representations of support have been received raising the following key points (inter alia):

- Addition of more need beach huts
- Well designed and architecturally interesting
- Benefit and improvement to the area
- Retention of existing accesses
- Sustainable materials used

5. Consultees

Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	19 March 2021	16 April 2021
<p><i>“The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 13 April 2021. The Town Council were in receipt of numerous public comments, both for and against the development, and these were taken into consideration. It was agreed to recommend support for the application.</i></p> <p><i>However, the Town Council would suggest that a 10% allocation for disabled access in the beach huts for sale and for rental would be preferable. The Town Council would also ask that before approval of this design of beach hut measures to deter any anti social behaviour (such as climbing walking on flat roofs or access to the hidden spaces to the rear of the beach huts) are explored.”</i></p>		

Statutory consultees

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	23 March 2021	No response
Summary of comments: No comments received within consultation period.		

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Authority	23 March 2021	07 April 2021
Summary of comments: Highways Authority does not wish to restrict the grant of permission.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Design and Conservation (Internal)	23 March 2021	24 March 2021
Summary of comments: No objections; comments incorporated into officer considerations section of this report.		

Consultee	Date consulted	Date reply received
Head of Economic Development	23 March 2021	No response

Summary of comments:

Supportive of the proposed scheme and the economic benefits that it will bring to the town and district especially following Covid-19. Also noting that it forms part of the Seafront Vision, the South Seafront Masterplan and the Lowestoft Town Investment Plan Masterplan.

Consultee	Date consulted	Date reply received
Ecology (Internal)	23 March 2021	No response

Summary of comments:

No comments received within consultation period.

Consultee	Date consulted	Date reply received
Head of Environmental Services and Port Health	19 March 2021	24 March 2021

Summary of comments:

No comments to make on the application.

Consultee	Date consulted	Date reply received
East Suffolk Coastal Management Team	19 March 2021	25 March 2021

Summary of comments:

"See below comment on the application by the Coastal Management Team.

The CEVA has been prepared in the required format and has made references to appropriate parts of Shoreline Management Plan documents and the Waveney Development and Coastal Change Supplementary Planning Guidance Document.

The key findings are that the currently wide beach is likely to erode overtime and expose the frontage to more aggressive wave overtopping during storms. It is noted however, that the current policy intent is to maintain a seawall on the current line to at least 2105.

The CEVA is therefore accepted as evidence that the applicant has a good awareness of erosion risk and that the development will not cause significant negative impacts on coastal management interests."

Consultee	Date consulted	Date reply received
Historic England	23 March 2021	No response

Summary of comments:

Do not wish to offer any comments, suggest that views of ESC specialist conservation advisers are sought.

Consultee	Date consulted	Date reply received
Designing out crime team	14 April 2021	No response

Summary of comments:

"We note that there is no reference within the DAS around security of the huts nor aspects around the design that will deter crime or the fear of crime. In particular we would appreciate more information regarding lighting within the area and/or upgrading the CCTV coverage of this area. We note that the Town Council have concerns about the design and have cited the potential for Anti-Social Behaviour, particularly climbing on the roofs. This is also a concern for us. We would welcome the opportunity to discuss this with the client and architect to see if measures can be put in place to mitigate against this."

6. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	26 March 2021	16 April 2021	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	26 March 2021	16 April 2021	Lowestoft Journal

7. Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 24 March 2021 Expiry date: 14 April 2021
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8. Planning policy

8.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) sets out that *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."* This is reflected in paragraph 12 of the NPPF which affirms the statutory status of the development plan as the starting point for decision-making.

8.2. The development plan comprises the East Suffolk Council - Waveney Local Plan ("The Local Plan") and any adopted Neighbourhood Plans. The key relevant policies of the Local Plan are listed below:

8.3. East Suffolk Council - Waveney Local Plan (March 2019) – policies:

- WLP8.24 - Flood Risk
- WLP8.25 - Coastal Change Management Area
- WLP8.29 - Design
- WLP8.39 - Conservation Areas

8.4. The National Planning Policy Framework (NPPF) is a material consideration.

9. Planning considerations

Principle

- 9.1. The Local Plan notes the importance of the tourism sector to the area's economy and sets out to generally support tourist offerings where appropriate and compliant with other Local Plan policies. Furthermore, the NPPF sets out the importance of supporting economic growth in areas and achieving well designed places.
- 9.2. Furthermore, the site historically had several beach chalets constructed in the 1930s, and more recently 58 beach huts were constructed to the front of these chalets when they became no longer suitable due to maintenance issues. These have subsequently been removed to undertake much needed cliff stabilisation works; however, the historic use of the site was for beach huts/chalets. Therefore, given the above, the principle of beach huts in this location is deemed acceptable and in accordance with the tourism objectives of the Local Plan

Economic Considerations

9.3. As set out in the above section, the tourism industry plays a very important role both within the economy of Lowestoft and the wider of economy of East Suffolk. Whilst the seafront is rightly considered the jewel in the town's crown, it is in an area of deprivation. Therefore, it is vital that innovative new concepts are created and implemented to regenerate this area. It is important to create an uplift to enhance the lives of the community and radically improve footfall and spend to grow the tourism economy. Covid-19 highlighted the need to develop services which provide a year-round experience and spread income for businesses across a 12-month period. The Jubilee Chalets project is one of the projects set out within the Seafront Vision, the South Seafront Masterplan and the Lowestoft Town Investment Plan, which aim to enable this much need regeneration. The Jubilee Chalet project will deliver the outcomes of the strategic objectives that are set out in the Town Investment Plan, which are to:

- Provide a town which retains and attracts young people to work and live here
- To transform the core of the town centre and seafront to increase footfall to grow the day and evening economy and provide social space for the community and visitors
- To enhance facilities and the public realm to provide a safer, more attractive environment that improves the physical and mental wellbeing for the community and visitors.

9.4. The Jubilee Chalets are part of the Seafront Vision. This is a programme of seafront improvements, that has been in development since 2018, delivering a number of key projects to provide an uplift to the area. The further delivery of this programme of projects will build upon the investments and improvements already made to the seafront. This will set the foundations for future growth and development that will promote the seafront further, as a destination place to increase footfall and spend.

- 9.5. The design of the Jubilee Chalets will create a unique selling point for the town and also for the district and will encourage new visitors to come to Lowestoft, which will support the towns tourism economy and encourage future inward investment and growth.
- 9.6. The Jubilee Chalets project acts as a catalyst to bring forward the future ambitions for the wider economic development and regeneration of the area. The current proposals provide the first accessible beach huts in the area and will attract new day trippers and overnight stay tourists to the seafront.
- 9.7. The East Suffolk Report “The Economic Impact of Tourism”, 2019, shows 12.5m trips to the District with an associated spend of just over £43m. The report indicates that tourism within the District continues to increase with an increase in overall trip expenditure and local business turnover supported by tourism. Furthermore, it is accepted that post Covid-19 the domestic staycation market is likely to grow.
- 9.8. The tourism statistics combined with the recent movement for staycations would indicate demand for beach huts is likely to continue. In addition to general market principles, within the District waiting lists for beach huts have increased with Sizewell reaching 100 people, and more than 350 people on the list within Lowestoft. Beach hut demand seems constant and the pandemic has encouraged staycations and logic would suggest simple, less expensive self-sufficient stay at home holiday options will be considered by more people.
- 9.9. In addition, the proposal will provide short term economic gain to the area through job creation linked to the construction phase of the works.
- 9.10. For the reasons given, it is therefore deemed that the proposal would provide significant benefit to the local economy through an enhanced tourism offering and improved seafront, and resultant spend in the local economy.

Design and Conservation Area

- 9.11. Policy WLP8.29 sets out the local planning authorities design aspirations for new development within the local area, including that proposals should “*demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness*”. With it going on to state that development should, respond to local context and the form of surrounding buildings in relation to:
 - the overall scale and character
 - layout
 - site coverage
 - height and massing of existing buildings
 - the relationship between buildings and spaces and the wider street scene or townscape
 - and by making use of materials and detailing appropriate to the local vernacular;
- 9.12. The site is situated within the South Lowestoft Conservation Area, and as such policy WLP8.39 stipulates that development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the

character or appearance of the area. This reflects the statutory duties of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and heritage objectives of the NPPF.

- 9.13. The proposal is a bold approach to beach huts, both in regard to the two-level approach and the contemporary design of the beach huts themselves. It is appreciated and acknowledged that this is a departure from the traditional form of beach huts in towns and villages across the UK, and of beach huts in the more immediate vicinity of the site to the north and south of the promenade. The submitted Design and Access Statement sets out the inspiration and design choices that have been made, noting:

“The beach huts are of a bold modern form, a single mono pitch roof and will be painted.

The proposal when viewed from the beach or along the South Parade is designed to be reminiscent of, and echo the neighbouring undulating pitched roofs typical of a shore front frontage. It is an arrangement which hopes to reconcile the very modern design within its traditional context. The effect is achieved by cutting the mono pitched roofs at angle and rotating each beach hut. The resultant point or apex of each hut is directed toward the east whilst the facade faces slightly more southerly to benefit more from the path of the sun during each day.

The front and rear walls tilt at angles. The rear wall helps shed rainwater and provides the potential for a relaxed seating position internally. The front walls enclose an external area, whose aspect faces more southerly and provides an amount of private enclosed space.”

- 9.14. The proposed beach huts are of a contemporary angled design with a mono pitched roof. All walls and roofs are clad in timber boarding in a range of complementary colours. Planning and Conservation Officers consider that these structures will add a new element to the existing character of the promenade whilst continuing to develop the English tradition of beach huts by bringing the design into the 21st Century which will add a new a dynamic feature to this section of the sea front. It is therefore deemed that the proposal demonstrates a clear understanding of the form and character of the built and historic environment, responding well to surrounding local context.
- 9.15. Furthermore, the Council’s Senior Design and Conservation Officer has reviewed the proposal and commented that *“the new beach huts will be a positive and vibrant feature which will complement the South Lowestoft Conservation Area and the proposal does not cause harm to the designated heritage asset of the South Lowestoft Conservation Area.”* Officers are therefore of the opinion that the proposal will at the very least preserve the character and appearance of the Conservation, but will in all likelihood enhance the area, by returning a beach hut use back to the area in a creative modern way whilst respecting the historic tourist character.
- 9.16. The nearest Listed Building to the site is located approximately 160m South-west as the crow flies and is considered to be a sufficient enough distance that the proposal would not have adverse impacts. The proposal is therefore considered to cause no harm to nearby designated heritage assets. As there would be no harm to designated heritage assets arising, the NPPF balancing exercise at paragraph 196 is not engaged. In any case, even if it were, officers will set out how there are significant economic and social benefits arising from this scheme that would weigh strongly in its favour.

Amenity

- 9.17. Policy WLP8.29 sets out that proposed development should, amongst other things, protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development. The proposal does represent an increase in the number of beach huts in comparison to the historical number of beach huts/chalets that previously occupied the site. However, this increase is not considered to result in such a marked increase in noise or activity in the area or have any adverse implications on people using the promenade or beach that amenity issues would result.
- 9.18. In addition, the nearest residential property to the site is located approximately 130m from the cliff, and therefore the proposal is not considered to have any adverse impacts on the amenity of nearby residential properties, because of that significant separation distance. The proposal represents an expected seaside activity that will likely add to the vibrancy of the area, rather than causing any harm to local amenity.
- 9.19. The Suffolk Police Designing Out Crime Team have provided comments on the application requesting further information on matters related to CCTV and external lighting. They have also raised concerns about the potential for anti-social behaviour, particularly regarding climbing on the roofs of the beach huts. Officers view is that the proposal is a lawful tourism activity and the nature of the use, and associated building operations, would not likely bring about such significant issues to fall contrary to WLP8.29. However, there could be opportunities for improvements in this regard, so officers have relayed those comments to the applicant/agent to respond to, and any further information/updates or recommended conditions will be provided to members via the update sheet published before the Committee meeting.
- 9.20. The proposed development is deemed to be acceptable in amenity terms in accordance with WLP8.29.

Access and Highways

- 9.21. Concerns have been raised by local residents regarding potential encroachment of the huts on the promenade. The proposed huts will result in a reduction in the available width of the promenade in comparison to the previous huts/chalets. However, the width of the promenade will still be approximately 4.5m which is comparable to the width of the promenade in other areas. It is therefore not considered that the proposal would have any adverse impacts on access or usability of the promenade.
- 9.22. Some local concerns have also centred on accessibility to the upper decks beach huts. The proposal will provide 6 accessible beach huts on the lower deck, and the existing sloped access will be re-introduced from the cliff top to the upper deck. This is considered to be acceptable in accessibility terms.
- 9.23. The proposal does represent an increase in the number of beach huts in this locale, and therefore there is likely to be some increased vehicular activity in the area. However, there are a number of public cars parks along the sea front, and it is not considered that the increase in beach hut numbers would likely result in dangerous parking that would adversely impact on highway safety in the area. The proposal would likely bring some more visitors to

the beach, but there is considered to be capacity within the local highways and parking network to accommodate any increase.

9.24. Suffolk County Highways Authority have raised no objections to the application. Officers have assessed the scheme against the requirements of the NPPF (paragraphs 108 and 109) and the sustainable transport objectives of policy WLP8.21, it is officers view that the scheme is acceptable in highways safety, parking and accessibility terms.

Coastal Erosion

9.25. The Coastal Erosion Vulnerability Assessment (CEVA) has been prepared in the required format and has made references to appropriate parts of Shoreline Management Plan documents and the Waveney Development and Coastal Change Supplementary Planning Guidance Document.

9.26. The key findings are that the currently wide beach is likely to erode overtime and expose the frontage to more aggressive wave overtopping during storms. However, the current policy intent is to maintain a seawall on the current line to at least 2105.

9.27. The CEVA is therefore accepted as evidence that the applicant has a good awareness of erosion risk and that the development will not cause significant negative impacts on coastal management interests. The scheme is therefore acceptable in accordance with WLP8.25.

Flood Risk

9.28. The site is located in close proximity to the North Sea, and therefore part of the site falls within Flood Zone 2, but when accounting for climate change there is likely to be increased flood risk in the area. A Flood Risk Assessment has been submitted with application and details measures to manage flood risk. These include that the huts are located in an area where the beach itself has built up over recent years, thereby reducing risk and the severity of sea inundation; although it is noted that evidence shows that the beach will erode in the longer term. However, with the current policy intent to maintain a seawall on this current line until at least 2015, this will far exceed the 20-30-year life expectancy of this development.

9.29. Additionally, the beach huts would not be used for overnight accommodation thereby reducing any potential risk to users. It is also noted that flooding in this location would likely be as a result of storms and high tides, which means that advance warning is very likely to be in place to ensure that the huts are unoccupied in such rare events.

9.30. Furthermore, the proposal is considered as a water compatible development, given the use for amenity and recreation purposes, associated with enjoyment of the seaside. Of course, by their very nature, beach huts are located in areas where tidal flooding is a risk. Furthermore, the site has previously been used for beach huts, and therefore the risk is not considered significant. Sequentially it is considered that the beach huts in this area is an appropriate form of development, given the obvious need to be located close to the beach, and that the proposal is unlikely to result in increased flood risk in other areas nearby.

9.31. No specific drainage is proposed as was the case with existing beach huts. Surface water is allowed to drain by gravity from the huts to the surrounding site. In respect of foul drainage

beach hut occupiers use local public toilet facilities, and there is no internal plumbing or facilities within the huts.

9.32. For the reasons given, the scheme is acceptable in flood risk terms in accordance with WLP8.24.

10. Conclusion

10.1. The National Planning Policy Framework sets out the statutory status of the development plan as the starting point for decision-making and requires a presumption in favour of sustainable development. The proposal represents high-quality contemporary design that will be a positive and vibrant feature in the South Lowestoft Conservation Area. The proposed development would have no adverse impacts on the amenity of neighbouring land uses and is considered to have no adverse impacts on highway safety or pedestrian movements in the area. Furthermore, the proposal is considered to bring public benefit through enhancing the tourist offer within the town and the benefits arising from associated spend in the local economy. The proposal will be a positive for the town through regeneration of a prominent seafront location. Therefore, the proposed development is considered to accord with the Development Plan and is recommended favourably.

11. Recommendation

11.1. Recommend for Approval with conditions as set out below (section 12).

12. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:

- Site Location Plan, JBH-CF-A-XX-DR-A-010, received 12/03/2021
- Existing and proposed site plan, JBH-CF-A-XX-DR-A-0120, received 12/03/2021
- Existing and proposed elevations, JBH-CF-A-XX-DR-A-0130, received 12/03/2021
- Detailed elevations, JBH-CF-A-XX-DR-A-0160, received 12/03/2021
- Existing and proposed sections, JBH-CF-A-XX-DR-A-0161, received 12/03/2021
- Typical Beach Hut, JBH-CF-A-XX-DR-A-0162, received 12/03/2021
- Typical Accessible Double Beach Hut, JBH-CF-A-XX-DR-A-0163, received 12/03/2021
- Heritage statement, received 12/03/2021
- Design and Access Statement, 4626 / Rev B / March 2021, received 12/03/2021
- FLOOD RISK ASSESSMENT/DRAINAGE STRATEGY, received 12/03/2021
- Coastal Erosion Vulnerability Assessment, 65202371-SWE-ZZ-XX-RP-R-0001-CEVA, received 12/03/2021;

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise approved in writing by the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

4. The hereby approved buildings/huts shall be used as a beach hut and for no other purpose unless otherwise approved in writing by the local planning authority.

Reason: In the interests of amenity and the protection of the local environment.

13. Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsoffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

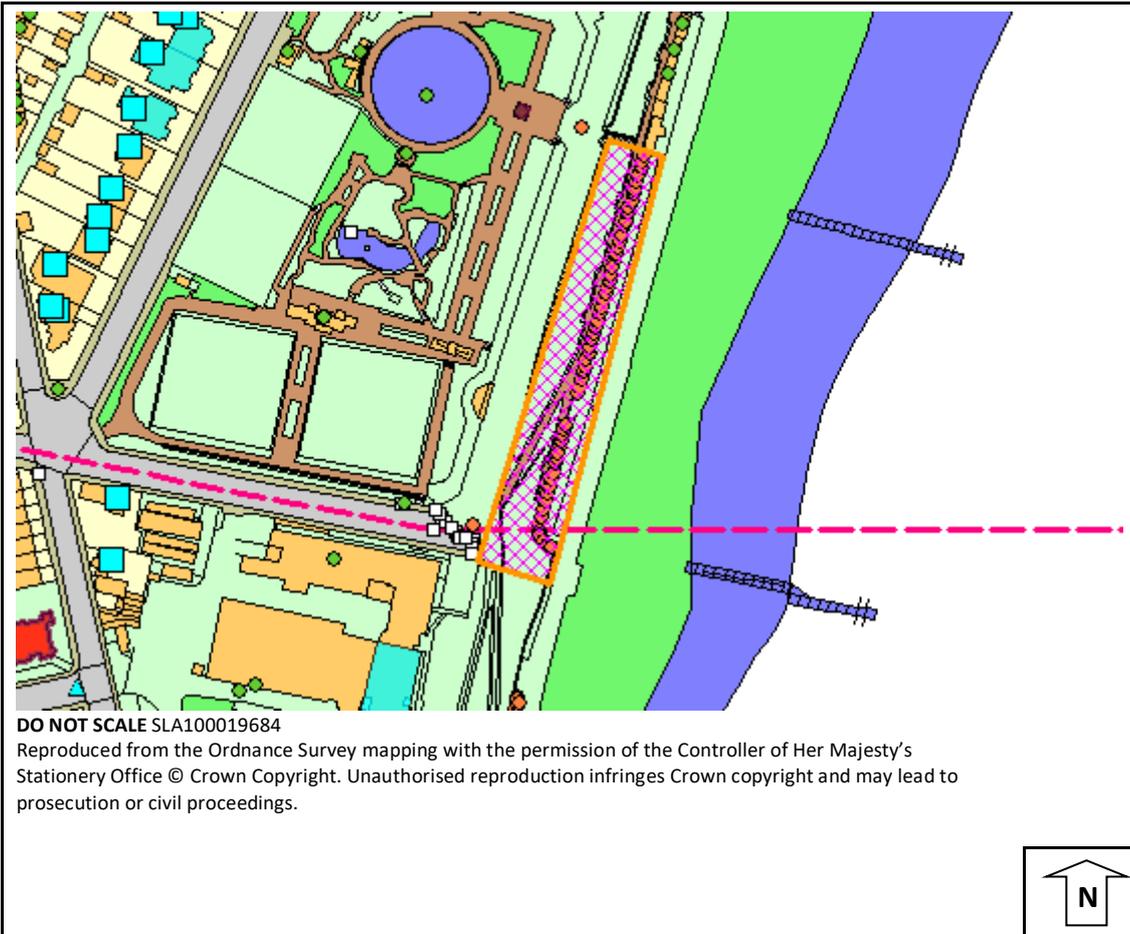
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

Background Papers

See application reference DC/21/1208/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support