



STRATEGIC PLANNING COMMITTEE

Monday, 04 October 2021

Subject	Planning Policy and Delivery Update
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Desi Reed Planning Policy and Delivery Manager Desi.Reed@east Suffolk.gov.uk 01502 523055

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 preparing Supplementary Planning Documents (SPDs), strategies on specific topics such as cycling and walking, the delivery of infrastructure to support growth through CIL collection and spend, Neighbourhood Plans and housing delivery.

Options:

This report is for information only.

Recommendation/s:

That the content of the report be 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 Policy and Delivery Team are fully staffed but the work programme is significant and crucial to the delivery of many aspects of the Strategic Plan. There is an acknowledgment that staff capacity, not just in the Planning Service, is on occasions stretched and with the work programme being important to the council discussions are taking place with senior

officers and the Cabinet Member to ensure we have a resilient and quality team to deliver on our objectives.

External Consultees: None

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: <i>(Select only one primary and as many secondary as appropriate)</i>		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?

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 secondary priorities identified 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. The Authority Monitoring Report provides an important role in reporting on progress in delivering the Local Plans.

For example, the preparation of the Affordable Housing Supplementary Planning Document (SPD), development briefs and the Historic Environment SPD all support the Economy theme including the delivery of the right supply of housing (P01) and maximising the unique selling points of the district (P03). The preparation of the Community Infrastructure Levy (CIL) Charging Schedule, collection and spend of CIL also support the Economy theme, through investment in the district for healthy and sustainable economic growth (P01 and P05).

The support for Neighbourhood Planning, the Affordable Housing SPD and the Cycling and Walking Strategy all support the Enabling Communities theme, including taking positive action on what matters most (P07), community pride through a shared sense of purpose (P09) and maximising health and well-being (P08).

The Sustainable Construction SPD will support the Caring for our Environment theme. It supports all 4 priorities of leading by example (P20), encouraging the reuse of materials (P21), supporting the growth of renewable energy (P22) and protecting, educating and influencing care for our environment (P23). The Cycling and Walking Strategy also has a key role to play in protecting our natural environment (P23).

Background and Justification for Recommendation

1 Background facts	
1.1	This report provides an update on the current work programme including progress being made on the preparation of Neighbourhood Plans and housing delivery. With the adoption of the Suffolk Coastal Local Plan in September 2020, providing up to date Local Plan coverage for the whole District, the focus of the work of the Planning Policy and Delivery Team is primarily on the delivery of these plans.
1.2	There are a number of key projects in the current work programme (next 12 to 18 months) that support the delivery of the Local Plans and the East Suffolk Strategic Plan. These focus on providing guidance to support the implementation of planning policies through Supplementary Planning Documents (SPDs) including development briefs, strategies on specific topics such as cycling and walking, and projects that support the delivery of infrastructure to support growth through CIL collection and spend. The team also support a wide range of external projects plus corporate and regeneration projects across the District that are not reported to this committee. The Major Sites part of the team deal with the largest scale major planning applications for East Suffolk and these will continue to be considered by this committee, as appropriate, on an on-going basis.
2 Current position	
2.1	Since the last report to the Strategic Planning Committee 7th June 2021 the following key milestones have been met:
2.2	With respect to Neighbourhood Plans : <ul style="list-style-type: none"> Beccles NP – Received a ‘Yes’ vote at the referendum on 16th September. Full Council will consider ‘making’ the plan at the meeting on 22nd September.

	<ul style="list-style-type: none"> • Bungay Neighbourhood Plan - began their Regulation 14 pre-submission consultation (i.e. draft plan consultation led by the NP group) on 10th September and this will conclude on 5th November. • Lound with Ashby, Herringfleet and Somerleyton NP - Regulation 16 publicity (i.e. consultation led by ESC on the plan submitted to the Council by the NP group) began on 1st September and will conclude on 13th October. • Rushmere St Andrew NP – Regulation 14 pre-submission consultation began on 18th September and will conclude on 1st November. • Southwold NP – Regulation 16 publicity took place between May and July. The Examination by an independent Examiner began on 19th August.
2.3	The Historic Environment Supplementary Planning Document was adopted at the Cabinet meeting on 1 st June 2021.
2.4	The development brief for housing site allocation WLP2.14 Land North of Union Lane, Oulton was adopted at the Cabinet meeting on 7 th September.
2.5	Work has continued in analysing the response to the initial consultation (c. 800 responses) for the Cycling and Walking Strategy and drafting the strategy in preparation for further consultation this autumn.
2.6	Since the initial consultation in April 2021 on the technical viability considerations that inform the preparation of a Community Infrastructure Levy (CIL) Charging Schedule (to replace the Waveney and Suffolk Coastal Charging Schedules), the response has been analysed and is informing work to finalise the supporting Viability Report.
2.7	<p>CIL Collection and Spend:</p> <ul style="list-style-type: none"> • The Infrastructure Funding Statement (IFS) and 7 CIL Bids for essential infrastructure were approved at the 7 September Cabinet. Projects funded relate to education, waste, community facilities and health infrastructure (See Appendix A to this Report). Work continues on making elements of this IFS more digitally interactive for the future. • For the 2021/22 (current) financial year, CIL financial reports indicate that a total of £483,135.20 was received up to the end of August 21 and so far this financial year we have issued CIL Demand Notices for £5.9m. • A report summarising the position of CIL funded infrastructure projects and their delivery status can be downloaded from the CIL Spending webpage – see link to this report District-CIL-infrastructure-projects-2020-21.pdf
2.8	Housing Delivery - The annual combined Local Plan anticipated housing delivery figure is 916 dwellings. For the first quarter of this year (April to June) 146 dwellings have been delivered, of which 64 were affordable. These figures are significantly higher than for the same time period last year. The picture moving forward remains optimistic, given that Local Plan site allocations, including many of the major sites, are either under discussion with Planning Officers, undergoing developer/landowner led community consultation, are current planning applications or have already been consented.

3 How to address current situation

3.1	During the next 3/4 months, some of the key project milestones will include:
3.2	<p>With respect to Neighbourhood Plans:</p> <ul style="list-style-type: none"> • Halesworth NP – Regulation 14 pre-submission consultation due to commence in October. • Lound with Ashby, Herringfleet and Somerleyton NP – Examination will take place in the Autumn.

	<ul style="list-style-type: none"> • Oulton NP - Regulation 14 pre-submission consultation due to commence in October. • Southwold NP – A Referendum on the neighbourhood plan is expected to take place in the winter. • Wickham Market - Regulation 14 consultation carried out in Spring 2019, and now working towards Submission of the Final Draft to the Council.
3.3	Consultation on the draft Cycling and Walking Strategy will have been commenced and completed.
3.4	Consultation on the draft Sustainable Construction Supplementary Planning Document will have been commenced and completed.
3.5	Consultation on the draft Affordable Housing Supplementary Planning Document will have commenced and completed.
3.6	Work will have commenced on further development briefs for sites allocated for housing in the Local Plans.
3.7	The annual Authority Monitoring Report , reporting on progress on delivering the Local Plans, will be reported to the Strategic Planning Committee on 6 December prior to publication on the East Suffolk website.
3.8	Consultation on the draft CIL Charging Schedule will have commenced and completed.
3.9	Neighbourhood CIL (NCIL) payments for October 2021 for the period 1 April to 30 September will be assessed and the payments issued to the relevant Parish Councils by 28 October 2021. This work commences at the end of September 2021.
3.10	The Exacom data transparency project (relating to the management of CIL, Section 106 and RAMS payments) is making good progress and the back-office system has now been in operation for 12 months. Work continues on the project with all CIL back data now fully loaded and in the process of final reconciliation and with 209 s106 Agreements (12.4%) loaded into the system ready to update the financial position of the s106. The s106 data inputting is taking longer than anticipated and so it is now expected that the Exacom Public Facing Module will not be fully ready until later next year.
3.11	The 5 year Housing Land Supply Statement for the period 1 April 2021 to 31 March 2026 is currently being finalised and will be published in October.
3.12	Housing Delivery - With a positive Housing Delivery Test result, for the rolling last 3 year period for East Suffolk, there is no government requirement to prepare the Housing Action Plan but it is considered good practice to do so. The East Suffolk Housing Action Plan was published in August 2021 and reports on issues facing the development sector and progress in implementing actions to support the delivery of housing. One of the key issues currently affecting the sector is the shortage and cost of building materials, in particular timber, steel, pitched roofing, plastics, paints and cement. The Major Sites team continue to support and steer master-planning work on key sites across the District, including North of Lowestoft, Beccles/Worlingham, South Saxmundham and North Felixstowe; with master-planning being a key policy driver to provide certainty and a coordinated approach to delivery. The government has recently announced that the 2021 Housing Delivery Test will be calculated using a four-month adjustment to the housing requirement figures for 2020/21 to account for fluctuations in construction output owing to the Covid-19 pandemic.
3.13	Planning White Paper update – Members will recall that the Planning White Paper, that posed some fundamental changes to the planning system, was published for consultation last year. The analysis of the consultation response was expected this autumn, to be shortly followed by a new Planning Bill. However, current indications are that there is likely to be a delay given the recent

	government ministerial re-shuffle. There is also speculation by commentators in the press regarding the extent to which the White Paper proposals will be forthcoming.
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4 Reason/s for recommendation

4.1	This report is for information only.
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Appendices

Appendices:

Appendix A	Summary of District CIL 2021 Approved Funding Bids
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Background reference papers:

None
