

# **DRAFT East Suffolk Authority Monitoring Report 2019/20**

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 2020



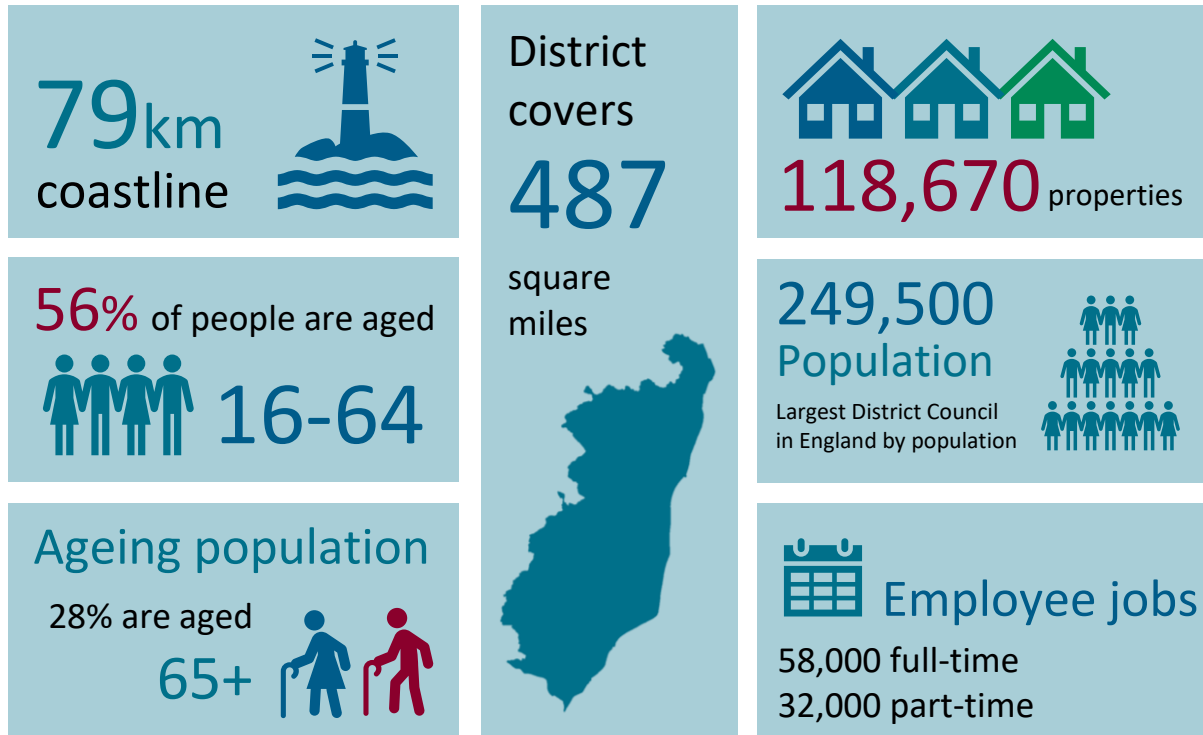
# Contents

1	Introduction .....	1
2	Content and structure of the report.....	3
3	Progress of Local Plan against Local Development Scheme milestones ...	6
	Suffolk Coastal Local Plan.....	6
	Waveney Local Plan .....	6
4	Neighbourhood Plans / Neighbourhood Development Orders .....	7
5	Community Infrastructure Levy.....	9
6	Duty to Cooperate .....	11
7	Implementation, performance and delivery of the Suffolk Coastal and Waveney Local Plans.....	16
	Appeal decisions.....	16
	Local Plan policies not being implemented .....	17
	Employment .....	18
	Retail and Leisure .....	27
	Tourism .....	34
	Housing.....	37
	Transport.....	51
	Community Facilities and Assets.....	56
	Climate Change .....	62
	Design.....	67
	Natural Environment.....	70
	Historic Environment .....	73
	Health.....	76
	Nationally Significant Infrastructure Projects .....	81
	Delivery of infrastructure projects.....	83
	Progress on delivery of Site Allocations (Local Plans and Neighbourhood Plans) .....	87
8	Sustainability Appraisal .....	95

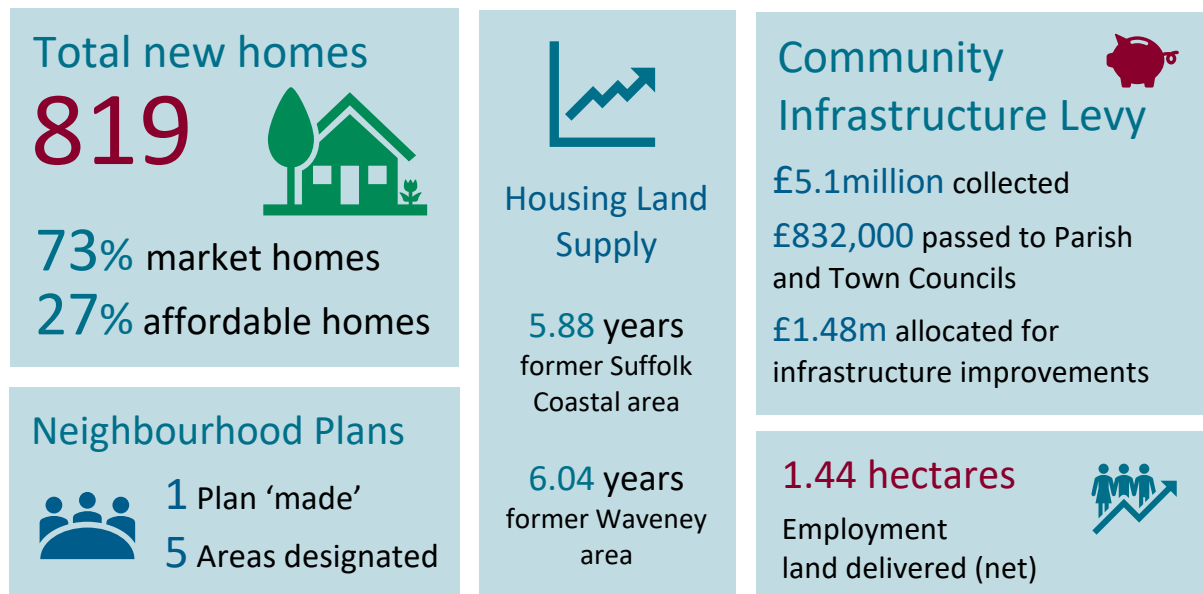
Appendix 1 – List of Indicators and data sources .....	104
Appendix 2 – Indicators not currently monitored .....	108
Appendix 3 – Suffolk Coastal and Waveney Local Plan Sustainability Appraisals indicators .....	109
Appendix 4 – Glossary.....	126

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 2019/20



Source: About East Suffolk - Office for National Statistics population estimates 2019; Valuation Office Agency Council Tax Stock of Properties 2020; Business Register and Employment Survey 2018. Key statistics 2019/20 - 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 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 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 1<sup>st</sup> 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. This is the second AMR for East Suffolk. The Broads Authority produces its own monitoring report to cover that part of East Suffolk that lies within the Broads Authority area.
- 1.6 The East Suffolk Waveney Local Plan was adopted on 20<sup>th</sup> March 2019, superseding the adopted planning policies and site allocations in the Waveney Local Development Framework documents. It is therefore the effectiveness of the East Suffolk Waveney Local Plan policies that will be reflected in this Authority Monitoring Report.
- 1.7 A new Local Plan for the former Suffolk Coastal area was adopted on 23<sup>rd</sup> September 2020, superseding the former Local Plan documents listed in the table below. However, as this has come after the end of the 2019/20 monitoring period, it is the effectiveness of the Local Plan policies listed below that are reflected in this AMR.

Local Plan Document	Adopted date	Geographical coverage
Suffolk Coastal District Local Plan Core Strategy and Development Management Policies	July 2013	Former district of Suffolk Coastal
Suffolk Coastal Site Allocations and Area Specific Policies	January 2017	
Felixstowe Peninsula Area Action Plan	January 2017	
Saved Policies from the First and Second Alteration Suffolk Coastal Local Plan (Suffolk Coastal Local Plan	2001 and 2006	
Waveney Local Plan	20 <sup>th</sup> March 2019	Former district of Waveney (excluding the Broads Authority area)

## 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 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020, 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 receipts and payments for the former Suffolk Coastal and Waveney areas

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 (for example through the national Census or specially commissioned studies). 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.
- 2.6 A list of indicators common to both the Waveney Local Plan 2019 and the (now-adopted) Suffolk Coastal Local Plan 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. See Appendix 1 for full list of indicators and data sources.
- 2.7 Where appropriate or available, data for East Suffolk is presented. Unless stated, data is for the 2019/20 monitoring period.
- 2.8 Where relevant, an assessment of the performance of policies and objectives against the indicators is given for each adopted Local Plan.
- 2.9 To ensure this document focuses on the assessment of the outcomes rather than the presentation of data indicators, the Council's open data portal provides further detailed information for the monitoring period in the form of spreadsheets and/or maps at <http://data-eastsoffolk.opendata.arcgis.com>. Weblinks to third party data are also provided.
- 2.10 Section 8 reports on the Sustainability Appraisal indicators to monitor potential significant effects of the Local Plans.



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

**Planning Policy and Local Plans** [www.eastsuffolk.gov.uk/localplan](http://www.eastsuffolk.gov.uk/localplan)

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

**Neighbourhood Planning** [www.eastsuffolk.gov.uk/neighbourhood-planning](http://www.eastsuffolk.gov.uk/neighbourhood-planning)

**Self Build and Custom Build Register** [www.eastsuffolk.gov.uk/self-build-and-custom-build-register](http://www.eastsuffolk.gov.uk/self-build-and-custom-build-register)

**Community Infrastructure Levy** [www.eastsuffolk.gov.uk/CIL](http://www.eastsuffolk.gov.uk/CIL)

**Brownfield Land Register** [www.eastsuffolk.gov.uk/brownfield-land-register](http://www.eastsuffolk.gov.uk/brownfield-land-register)

**Planning Applications** [www.eastsuffolk.gov.uk/planning-applications](http://www.eastsuffolk.gov.uk/planning-applications)



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# 3 Progress of Local Plan against Local Development Scheme milestones

## Suffolk Coastal Local Plan

- 3.1 The Suffolk Coastal [Local Development Scheme](#) was adopted on 16<sup>th</sup> October 2015 and amended in June 2020 to take account of the latest Local Plan examination timescale. Whilst the examination of the Local Plan ended up taking longer than originally expected (due to a variety of reasons), the key milestones (taking matters up-to-date to the adoption of the Local Plan) were:

<b>August/September 2019</b>	Examination Hearing
<b>Late summer-early autumn 2020</b>	Receipt of Inspector's report
<b>Adoption of Local Plan</b>	By December 2020

- 3.2 These milestones were met, with the Local Plan adopted on 23<sup>rd</sup> September 2020.

## Waveney Local Plan

- 3.3 The Waveney [Local Development Scheme](#) was adopted and came into effect on 28<sup>th</sup> September 2018. There are no milestones for this monitoring period as the Local Plan was adopted by (the now-former) Waveney District Council on 20<sup>th</sup> March 2019.

## 4 Neighbourhood Plans / Neighbourhood Development Orders

- 4.1 Neighbourhood Plans are optional plans prepared by the local community 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 Council's 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 2019/20	Locality	Date
Neighbourhood areas designated	Carlton Colville	6 June 2019
	Corton	3 March 2020
	Mettingham, Barsham, Shipmeadow, Ringsfield and Weston	3 March 2020
	Otley	26 April 2019
	Rushmere St Andrew	22 February 2020
Neighbourhood Plan Examinations	Bredfield	September 2019 – July 2020
	Kesgrave	March – June 2020
	Reydon	April – July 2020
Neighbourhood Plans 'made'	Mutford	16 December 2019
Neighbourhood Development Orders	N/A	

- 4.5 Five Neighbourhood areas have been designated and the Mutford Neighbourhood Plan ‘made’ (adopted) in 2019/20.
- 4.6 Neighbourhood plans for Bredfield, Kesgrave and Reydon have successfully been through examination. Due to Covid-19 restrictions it is not possible to hold the referendum which would take place under normal circumstances. Nevertheless, recently published Government guidance says that these plans carry significant weight in decision-making once the Examiner has recommended that the Plan can move to the referendum.
- 4.7 A number of ‘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.
- 4.8 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](http://www.eastsuffolk.gov.uk/neighbourhoodplanning).

# 5 Community Infrastructure Levy

- 5.1 The Community Infrastructure Levy (CIL) is one of the ways in which the Council collect financial contributions from developers to help pay for new and improved infrastructure including infrastructure to make development sustainable and support delivery of the Local Plan.
- 5.2 The Waveney Community Infrastructure Levy Charging Schedule was adopted by Waveney District Council on 22<sup>nd</sup> May 2013 and charges came into effect on 1<sup>st</sup> August 2013. The Suffolk Coastal Community Infrastructure Levy was adopted 28<sup>th</sup> May 2015 and came into effect on 13<sup>th</sup> July 2015.
- 5.3 Community Infrastructure Levy receipts are distributed as follows:
- 15%<sup>1</sup> 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
- 5.4 The remaining Levy amount, known as District CIL, is retained by the Council to be spent on infrastructure to support development in the Local Plan and in Neighbourhood Plans. The allocation of District CIL to different required infrastructure projects is made through an annual process, in consultation with infrastructure service providers.
- 5.5 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).
- 5.6 The Council has published its first (2019-20) Infrastructure Funding Statement, which can be found here ([insert weblink](#)). As a result, the contents are not duplicated in this AMR, other than the summary figures below for 2019/20:

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<sup>1</sup> Subject to a cap of £100 (indexed) per council tax dwelling

CIL received	£5,090,000
CIL Demand Notices issued (total)	£3,966,000
Neighbourhood CIL passed to parishes	£832,000
Total developer contributions (S106 legal agreements) received	£385,000

- 5.7 The Council will, in 2021, be able to publish all current and historic information on developer contributions, updated in real-time, on its website, through the use of software called Exacom. This will enable interrogation of particular planning permissions (to see the quantity of developer contributions, and for which areas of infrastructure and/or (as relevant) affordable housing and how the spending and delivery of this infrastructure is progressing)..
- 5.8 The Council is also preparing a single CIL Charging Schedule for East Suffolk, which on adoption will replace the existing two CIL Charging Schedules. Further information on this will be available on the website in early 2021.
- 5.9 Further information on Community Infrastructure Levy in East Suffolk can be found at [www.eastsuffolk.gov.uk/CIL](http://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 recently adopted Suffolk Coastal Local Plan and the adopted Waveney Local Plan.

### Suffolk Growth Partnership

- 6.2 Suffolk Growth is funded by Suffolk Public Sector Leaders (SPSL). 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 (SCoC), 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. Covid-19 has impacted the progress of Suffolk Design however work on Suffolk Design for Streets is continuing and public consultation is expected in the new year. The Suffolk Design Management Process is being reviewed and further developed, lead by the Suffolk Design officer group. Further information can be found at <http://www.suffolkdesign.uk/>
- 6.4 Suffolk Growth leads the economy and business response and recovery to Covid-19 in Suffolk. This includes details of the different local and national funding support available to all businesses which is regularly updated, including the Suffolk Inclusive Growth Investment Fund. Local surveys have been carried out to assess the impact of Covid-19 on the economy and businesses, and collated, summarised and provided links to the Government's latest guidance and legislation to support businesses operating safely. Suffolk Local Authorities distributed over £178m in grants to 15,292 local business between March and September 2020.
- 6.5 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/suffolks-growth-framework>

### Coastal Zone Management

6.6 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 [www.coasteast.org.uk/plans-and-policies/local-plans/](http://www.coasteast.org.uk/plans-and-policies/local-plans/).

6.7 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.

#### 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, including through the former Ipswich Policy Area Board.

6.9 The ISPA Board, which evolved from the Ipswich Policy Area Board, comprises a councillor representative from each of these authorities and also from Suffolk County Council. The Terms of Reference for the Board were produced in March 2018 and updated in July 2019, and identify the function of the Board as being 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 local planning authorities within the ISPA are committed to the production of joint or aligned Local Plans through their Local Development Schemes and have subsequently worked together on the production of evidence and the identification of appropriate outcomes to address cross-boundary planning matters.

6.11 As advocated by the National Planning Policy Framework (paragraph 27), this work has been documented through the production of a Statement of Common Ground. The Statement of Common Ground covers the following cross-boundary matters:

- Alignment of timetables;
- Strategic Policies and Vision for the Ipswich Strategic Planning Area;
- Agreeing the approach to the delivery of the housing requirement;



- Impact of bordering strategic housing developments;
- Defining the functional economic market area and objectively assessed need;
- Impact of bordering strategic employment land developments;
- Enhancement and regeneration of retail centres;
- Strategic Infrastructure Priorities;
- Identification of cumulative / cross border infrastructure requirements resulting from planned growth, and mitigation measures;
- Mitigation of potential impacts upon internationally protected sites.

6.12 The Statement of Common Ground has been updated and evolved to respond to the progression of the production of Local Plans, the production and updating of evidence and changes in national policy and guidance. The Statement of Common Ground was updated once further during the 2019/20 monitoring period. Version 5 was agreed in October 2019 and signed in January 2020 to accompany the publication of the Ipswich Final Draft Local Plan (January 2020).

6.13 Much of the work on joint evidence to inform the local plans in the Ipswich Strategic Planning Area was undertaken prior to the 2019/20 monitoring period and is documented in the Statement of Common Ground. During the monitoring period, in progressing Local Plans the Councils co-operated further on the production of the following evidence:

- Transport modelling – a number of iterations of transport modelling work have been undertaken to model the cumulative impacts of growth identified through local plans in the ISPA on the highways network. In the 2019/20 monitoring period, further modelling was undertaken to consider the potential for modal shift and to help to inform a package of mitigation.

6.14 The Statement of Common Ground documents outcomes in relation to agreements on strategic cross-boundary planning matters. These are set out in the Statement of Common Ground and include:

- That the Local Plans being prepared will adopt a common time scale to cover the period up to 2036;
- That the standard method will form the starting point for calculating housing need and that each local planning authority will plan to meet its own housing need;
- The identification of baseline jobs growth and land requirements, and the roles of strategic scale employment sites within the respective authorities of the ISPA;
- That Local Plans will recognise the regional role of Ipswich town centre;
- The strategic infrastructure projects that are identified as being priorities;

- Cross-boundary infrastructure requirements related to growth being planned for in Local Plans, including the production of a transport mitigation and funding strategy, to identify funding and delivery mechanisms related to modal shift;
- The role of the Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) in mitigating the cumulative impacts of recreational disturbance on protected European sites from growth in the ISPA;
- The Statement of Common Ground further identifies land at Humber Doucy Lane as a cross-border housing allocation involving land within Ipswich Borough and the Suffolk Coastal area which has been progressed through the production of Local Plans for the two areas.

6.15 Action Notes from Ipswich Strategic Planning Area Board meetings, the Terms of Reference and the signed Statement of Common Ground (March 2019) can all be viewed on the ISPA website at [www.ipswich.gov.uk/content/ipswich-strategic-planning-area](http://www.ipswich.gov.uk/content/ipswich-strategic-planning-area).

#### The Norfolk and Suffolk Broads

6.16 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 Authority<sup>2</sup> (which was set up 1989). The Broads overlaps the northernmost part of East Suffolk along the River Waveney and Oulton Broad and takes in parts of Bungay and Beccles. 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.

6.17 The 'Memorandum of Understanding' notes the statutory purposes imposed by the Norfolk and Suffolk Broads Act 1989 (as amended) including:

- Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;
- Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and
- Protecting the interests of navigation.

6.18 The 'Memorandum of Understanding' states the Broads Authority will not have a strategic housing target or the need to deliver a particular quantum of 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. The 'Memorandum of Understanding' was last updated in 2012 as part of a Statement of Common Ground to support the examination of the Broads Local Plan.

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<sup>2</sup> [www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)

6.19 A Statement of Common Ground was signed in 2018 that confirms the housing agreement between the Broads Authority and former Waveney District Council. The Broads' Objectively Assessed Need forms part of the Waveney's Housing Market Area. The Broads Authority agreed to report any housing completions in their area to the former Waveney District Council to be counted towards housing delivery targets.

6.20 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](http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf).

#### Great Yarmouth Borough Council

6.21 The former Waveney area and Great Yarmouth Borough Council area share similar characteristics, economies, regeneration plans, and aims to attract offshore energy investment. Despite their similarities the two areas have their own separate Housing Market Areas and Functional Economic Areas. Great Yarmouth Borough Council and the former Waveney District Council signed a 'Memorandum of Understanding' in 2014 agreeing to work on strategic planning matters. These priorities include:

- The homes and jobs needed in the Housing Market Areas;
- Retail, leisure and other commercial development;
- Infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy;
- Health, security, educational, community, cultural and green infrastructure and other local facilities; and
- Climate change mitigation and adaptation, habitat impact mitigation, conservation and enhancement of the natural and historic environment including landscape.

6.22 The two areas have an extensive history of working together on a range of strategic planning and cross boundary issues including the production of evidence base studies to support the development of Local Plans, Area Action Plans and Supplementary Planning Documents. The 'Memorandum of Understanding' is kept under annual review and regular meetings are held between the two Councils.

6.23 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](http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf).

# 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	66	23
Allowed with conditions	19	7
Allowed without conditions	4	0
Withdrawn	1	0
<b>Total determined</b>	<b>89</b>	<b>30</b>

- 7.2 The number of appeals rose significantly from 2018/19, when the total determined appeals were 46 in Suffolk Coastal and 7 in Waveney. There do not appear to be any obvious factors explaining the rise, although it could be surmised that in the former Suffolk Coastal area, some policies were considered out of date by appellants, given the relative age of the (now-former) Suffolk Coastal Local Plan. However, there is little hard evidence to support this; the mere age of a Local Plan does not automatically mean that it is “outdated” and the policies were generally found to be relevant and up-to-date.
- 7.3 A small number of appeals in 2019/20 in the former Suffolk Coastal area stated that the Council could not demonstrate a 5-year housing supply; however given the emerging Suffolk Coastal Local Plan, it was generally found that the Council could demonstrate a sufficient land supply. Where it was suggested that the land supply was not sufficient, there were other grounds to dismiss the appeals. Furthermore, some policies in the Suffolk Coastal Local Plan were considered out of date; however, again, the appeals were refused on different grounds. As noted elsewhere in this AMR, the

Council has concluded that there is a 5.88-year supply of land in the former Suffolk Coastal area (as at the end of 2019/20) and the Suffolk Coastal Local Plan was adopted on 23<sup>rd</sup> September 2020.

- 7.4 In the former Waveney area, none of the appeals decisions referenced any challenges to policies or inconsistencies with national planning policy. The Waveney Local Plan was adopted in March 2019 and the policies in the plan have been applicable for a full year (to the end of the 2019/20 period).
- 7.5 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.
- 7.6 The high dismissal rate (about 75% for each area) shows that the Council was, overall, making '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.
- 7.7 It is not clear why there was such a significant rise in appeals received in the monitoring year 2019/20 however it could be surmised that in the former Suffolk Coastal area, the policies were considered out of date by appellants, given the emerging Suffolk Coastal Local Plan but there is little hard evidence to support this, and the policies were generally found to be relevant and up-to-date despite the emerging local plan and replacement policies, and there were additional grounds for dismissal of the appeals.
- 7.8 As the East Suffolk (Waveney) Local Plan was adopted in 2019 the monitoring of its policies is obviously still in its infancy. The East Suffolk (Suffolk Coastal) Local Plan was only adopted in September 2020 (so outside the 2019-20 monitoring year) there is no data available on the new policies; the first picture will be available in the next AMR (2020/21).

## Local Plan policies not being implemented

- 7.9 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.
- 7.10 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.

### Suffolk Coastal Local Plan

- 7.11 All policies in the (now-former) Suffolk Coastal Local Plan (including ‘saved’ policies) were being implemented, with the exception of those affected by Government changes regarding Code for Sustainable Homes compliance, and water and energy efficiency now set through Building Regulations. The changes affected parts of Policy DM24 Sustainable Construction rather than the whole policy intent. The Council’s Planning Policy Position Statement in relation to the revoking of the Code for Sustainable Homes can be found at [www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/SCDC-Planning-Policy-Position-Statement.pdf](http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/SCDC-Planning-Policy-Position-Statement.pdf).
- 7.12 As noted earlier in the AMR, although this monitoring year is 2019/20, the replacement Suffolk Coastal Local Plan was adopted on 23<sup>rd</sup> September 2020 and so the new suite of policies will be assessed in the next AMR (2020/21).

### Waveney Local Plan

- 7.13 As the Waveney Local Plan was only adopted at the end of March 2019, there is currently no evidence of policies not being implemented as adopted – one year is obviously only a short period of time in the life of the Local Plan, which runs until 2036. Future AMRs will identify if any policies are not being implemented and actions required to address any issues.

## Employment

- 7.14 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.
- 7.15 The Council monitors employment land and planning permissions for employment uses. This is done on an annual basis and provides details of the amount of land across the district which is available for industrial and business type uses.
- 7.16 Industrial and business land has been classified as that which falls within business and industrial uses as defined by the Town and Country Planning (Use Class) Orders 1987 as amended. Land is considered to be available if it:
- (i) has a valid planning permission for industrial and business use and construction has not been completed;
  - (ii) is allocated for industrial and business use in the Local Plan or a Neighbourhood Plan.

7.17 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 indoor recreation (formerly D2). For the purposes of this AMR, however, the analysis is based on the position before this change (i.e. at the end of March 2020).

7.18 Due to the Covid-19 situation, it was not possible to undertake the surveys during May and June (as is more usual) – instead they took place in September and October. It is possible that the information is therefore not directly comparable to previous years, although it is considered that relatively little construction on employment land took place from April-summer 2020.

Employment land Indicator	Use Class	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Amount and type of employment uses completed (hectares)	B1a	0.65	0.11	N/A	<a href="#">East Suffolk Open Data Portal</a>
	B1b	0.19	0		
	B1c	0.01	-0.08		
	B2	-0.04	-1.72		
	B8	0.41	0.11		
Amount and type of employment uses floorspace completed (m <sup>2</sup> )	B1a	11,399	1,531	N/A	<a href="#">East Suffolk Open Data Portal</a>
	B1b	1,868	-3,092		
	B1c	150	-525		
	B2	-2,262	-4,331		
	B8	3,232	1,075		
Percentage of uses within existing employment areas / allocations. <i>NB employment surveys undertaken during September-October 2020</i>	B1a	23.7%	7.4%	N/A	<a href="#">East Suffolk Open Data Portal</a>
	B1b	0.5%	0%		
	B1c	4.5%	6.6%		
	B1 (General)	8.6%	4.0%		
	B2	10.4%	23.3%		
	B8	17.8%	29.8%		
	Non-B uses	28.4%	28.8%		
	Uncategorised	6.1%	0.0%		
Percentage of vacant units within existing employment areas / allocations.	B1-B8 uses	2.7%	11.7%	N/A	<a href="#">East Suffolk Open Data Portal</a>
	All uses	(15 of 594)	(87 of 742)		
		9.7%	15.4% (114 of 742)		

Employment land Indicator	Use Class	Suffolk Coastal	Waveney	East Suffolk	Link to further information
<i>NB employment surveys undertaken during September-October 2020</i>		(54 of 594)			
<p><u>Employment use classes:</u> B1a business office; B1b research and development; B1c light industrial; B2 general industrial; B8 storage or distribution</p> <p>B1 (General) category includes units unable to be distinguished between B1b and B1c uses from site surveys</p> <p><i>NB: within the former Suffolk Coastal area it has not been possible to identify a use for a number of vacant units during site surveys. It is intended that future surveys will identify the use of these units to provide more robust data</i></p>					

#### Suffolk Coastal Local Plan

- 7.19 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 14.4ha of new employment land to meet needs. The then-emerging (now-adopted) 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.
- 7.20 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.
- 7.21 Within the former Suffolk Coastal area, 25,290m<sup>2</sup> of employment floorspace has been completed of which almost half comprises B1a offices. Employment floorspace losses total 10,903m<sup>2</sup> therefore net additional floorspace for the monitoring year is 14,387m<sup>2</sup>. However, a number of developments



completed in previous years are only now being reported, including over 6,000m<sup>2</sup> for a number of office units at Riduna Park, Melton on the site the former Girdlestone factory (loss of 3,400m<sup>2</sup>).

- 7.22 5,900m<sup>2</sup> net additional employment floorspace has been completed in the rural areas – outside of settlement boundaries, protected employment sites or employment allocations. A number of these rural completions involve the conversion of agricultural buildings in parishes such as Earl Soham, Kelsale cum Carlton, Letheringham, Pettistree and Sudbourne.
- 7.23 Net employment completions this year (14,387m<sup>2</sup>) are significantly higher than last year (1,496m<sup>2</sup>). The biggest increase has been in the B1 use class (particularly office uses) from 95m<sup>2</sup> net additional floorspace in 2018/19 to 13,417m<sup>2</sup> this year. However, as previously noted, some completions recorded this year may have completed in previous years.
- 7.24 As at 31<sup>st</sup> March 2020, outline and full planning consents, if implemented, will provide 155,089m<sup>2</sup> net additional employment floorspace.
- 7.25 Within the employment areas/allocations defined in the now-adopted Local Plan for the former Suffolk Coastal area, almost a quarter of all units are use class B1a (Offices, excluding those within A2 Financial and Professional Services). The Port of Felixstowe, Bentwaters, Rendlesham and Martlesham Heath all had a high proportion of B8 uses (storage and distribution), given their good connectivity to rail and/or roads.
- 7.26 Neighbourhood Plans can allocate land for employment uses. Neighbourhood plans for 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

- 7.27 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 (use classes B1-B8). 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 (B1-B8) from conversion and redevelopment to other uses.
- 7.28 In this monitoring year, 5,794m<sup>2</sup> of B1-B8 employment floorspace has been completed, the majority of which is on existing employment sites providing additional floorspace for existing and new businesses including the Scottish Power Renewables operations and maintenance building at

Hamilton Dock (Lowestoft). However, this has been more than offset by losses of 11,136m<sup>2</sup> employment floorspace. This includes the former Zephyr Cams factory in south Lowestoft which has been re-developed as a retail park and re-development at the Centre for Environment, Fisheries and Aquaculture Science in Pakefield.

- 7.29 The Great Yarmouth and Lowestoft Enterprise Zone covers six sites in and around Great Yarmouth and Lowestoft with four of these within East Suffolk. Within these sites, any new structures built and occupied prior to April 2022 will receive 5 years' worth of business rate relief up to a maximum of £275,000 (£55,000 per annum). In this monitoring year, 1,249m<sup>2</sup> floorspace was completed on 0.38 hectares at Mobbs Way (Oulton) and Hornbill Business Park (Ellough).
- 7.30 An increased net loss of employment floorspace has been recorded this monitoring year, 5,342m<sup>2</sup> compared to 1,764m<sup>2</sup> in 2018/19. However, the majority of losses are outside of existing employment areas and are generally being lost to other commercial uses such as retail, other sui generis uses or providing modern replacements albeit with a reduced floorspace.
- 7.31 As at 31<sup>st</sup> March 2020, outline and full planning consents, if implemented, will provide 34,833m<sup>2</sup> net additional employment floorspace.
- 7.32 Meeting the jobs forecast will be challenging but enough 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 500m<sup>2</sup> B1 floorspace suitable for start-up businesses alongside residential development (Policy SA1).

## Employment Land Summary

14,387m<sup>2</sup> of net additional employment (B1-B8) floorspace has completed in the former Suffolk Coastal area, with the largest gain being B1a offices. B1 light industrial uses make up over a third of uses within existing employment areas.

Although there has been an overall net loss of employment (B1-B8) floorspace in the former Waveney area, within existing employment areas and allocated employment sites a net gain of employment floorspace (4,916m<sup>2</sup>) has been completed. Just over a quarter of units within existing employment areas are occupied by B8 storage or distribution uses.

### 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

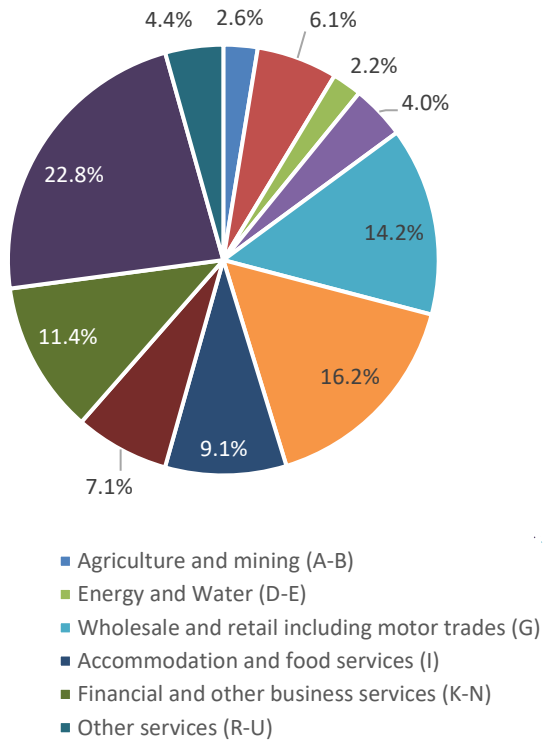
### Employment, earnings and qualifications of working age population

Indicator	East Suffolk	Link to further information	
Jobs density <sup>3</sup> (2018)	0.90	<a href="#">NOMIS Official Labour Market Statistics website</a>	
Employee jobs by industry (2018)	see chart below		
Employment by occupation (2020)	see chart below		
Earnings Full time workers (median) by residence and workplace (2019)	Residence: £29,666 Workplace: £29,950		
Employment Unemployment Aged 16+ (Apr 2019-Mar 2020)	111,000 (77.7%) 3,700 (3.2%)		
Qualifications of working age population (2019)	see chart below		
% of pupils achieving strong 9-5 passes in both English and mathematics GCSEs (2018-19)	see chart below		<a href="#">GOV.UK School Performance tables</a>
<u>Employment</u> - numbers are for those aged 16 and over, % are for those aged 16-64			
<u>Unemployment</u> - numbers and % are for those aged 16 and over. % is a proportion of economically active			

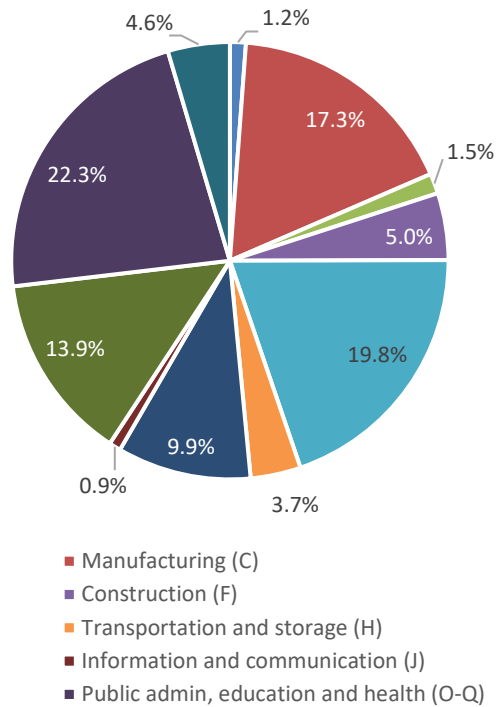
<sup>3</sup> defined as the number of jobs in an area divided by the resident population aged 16-64 in that area. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64.

## Employee jobs by industry (2018)

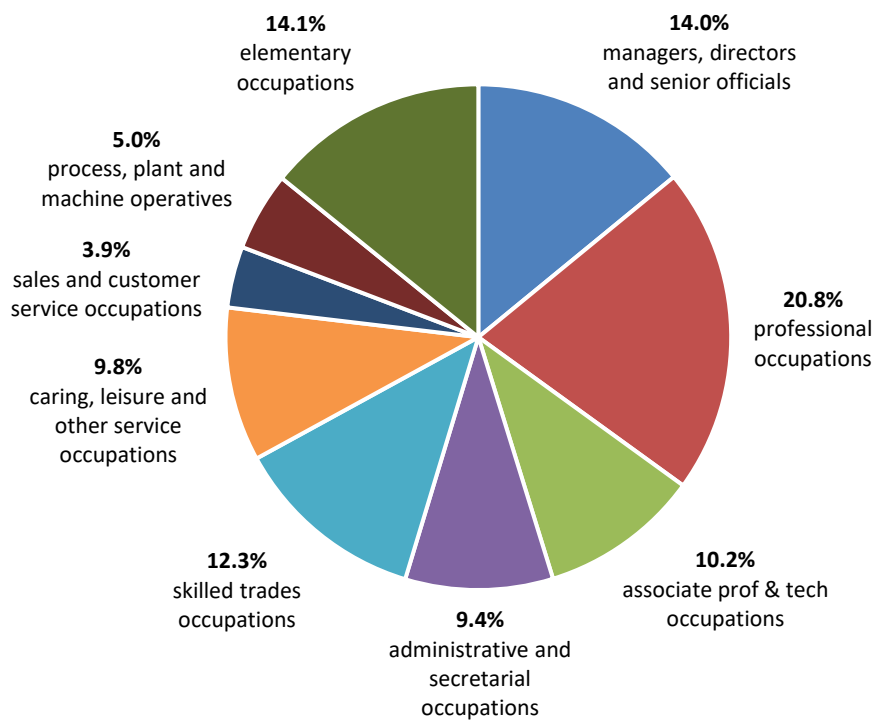
### Suffolk Coastal



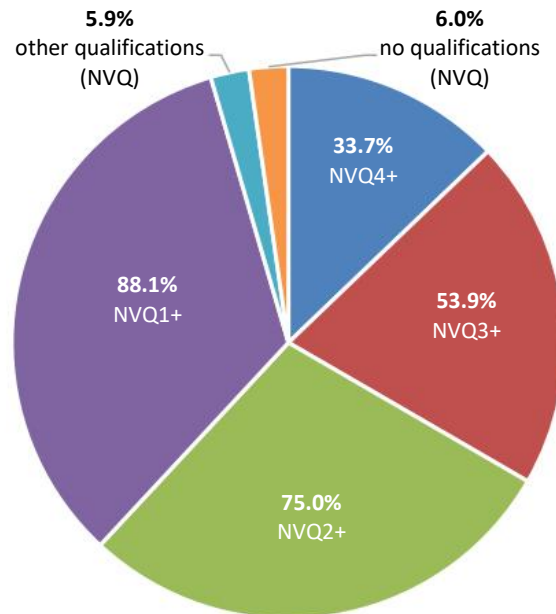
### Waveney



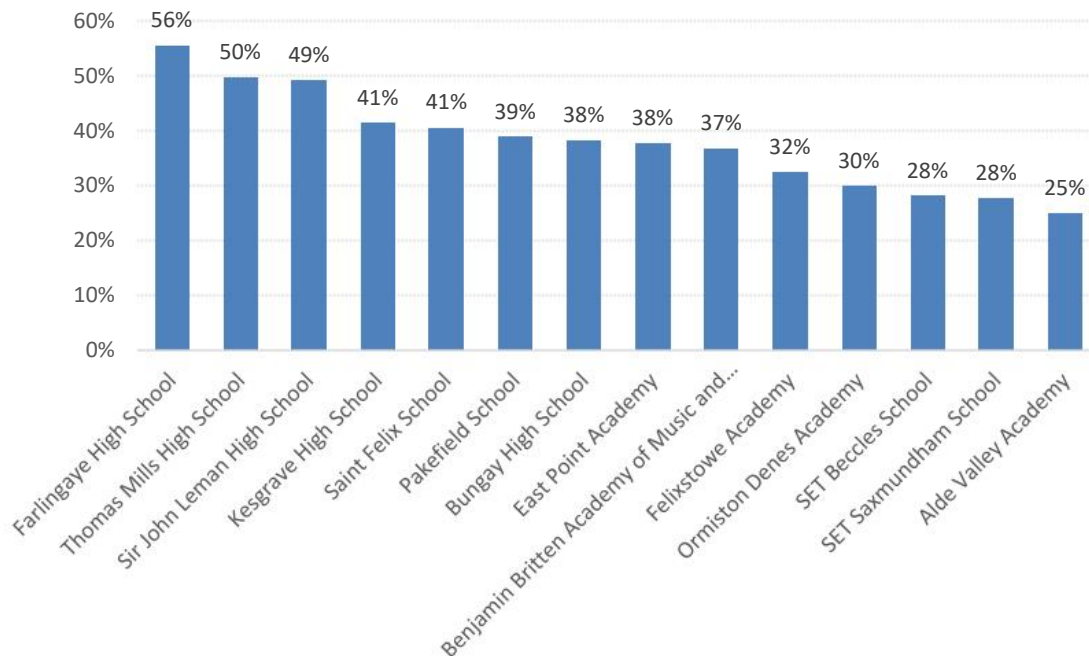
## Employment by occupation – East Suffolk (March 2020)



*Qualifications of working age population – East Suffolk (aged 16-64) (2019)*



*% of pupils achieving 'strong' 9-5 passes in both English and mathematics GCSEs (2018-19)*



*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*

- 7.33 The data above provides further economic contextual information. The proportion of jobs by industry jobs are generally similar in both the former Suffolk Coastal and Waveney areas. The most noticeable differences are in manufacturing reflecting the large number of manufacturing businesses in the former Waveney area and transportation and storage related to the Port of Felixstowe in the former Suffolk Coastal area. Within Waveney 17.3% of the workforce is employed in manufacturing, compared with 6.1% in Suffolk Coastal and 7.4% in the East of England. Within Suffolk Coastal 16.2% of the workforce is employed in transportation and storage compared with 3.7% in Waveney and 5.1% in the East of England. Employment by occupation are broadly similar to the East of England, the most notable differences are those employed in major group 8-9 process/plant operatives and elementary occupations with East Suffolk at 19.2% compared to the East of England at 16.6% and major group 1-3 managers, professionals and associate professionals with East Suffolk 1.9% lower than the East of England (46.9%).
- 7.34 East Suffolk workplace (£29,950) and resident (£29,666) average earnings for full time workers are broadly similar. Both figures are marginally higher than for Suffolk and just below regional and national averages.
- 7.35 Unemployment in East Suffolk is the same as the East of England at 3.2%, and lower than the national figure of 3.9%.
- 7.36 Farlingaye High School in Woodbridge recorded the highest pass rate with 56% of pupils achieving 'strong passes' (grade 9-5) in both English and Mathematics. This is an improvement on last year with Farlingaye and Thomas Mills High School pupils both achieving 46%, the highest passes for that year. Also recording a 10% improvement on last year is Sir John Leman High School in Beccles. Beccles and Saxmundham Schools, both part of the Seckford Education Trust (SET), recorded -15% and -11% change (respectively) from the previous year.
- 7.37 A £11.7m energy and skills centre opened in October 2019 at Lowestoft Campus, part of East Coast College, to provide training designed for the needs of the engineering, maritime, energy and offshore sectors. Also part of East Coast College is the Eastern Civil Engineering and Construction Campus at Lound, which opened February 2020 to provide training in a range of construction roles.
- 7.38 The proposed development of Sizewell C nuclear power station would – if permitted – lead to enormous opportunities in construction, engineering and the related supply chains (although some of the negative impacts are also noted, such as construction traffic), with thousands of jobs expected to be generated during the construction period, and hundreds of jobs during the operational phase. More information on this is available in the section on Major Infrastructure Projects below.

## Employment, earnings & qualifications Summary

East Suffolk has a high proportion of jobs in the manufacturing and transportation sectors. Earnings are marginally higher than for Suffolk county and the unemployment rate is the same as for the East of England.

Qualifications of the working age population in East Suffolk is comparable to Suffolk as a whole. Those with the highest level of qualifications (NVQ4+) at 34% is slightly lower than the England average of 40%.

The opening of new training centres in Lowestoft (East Coast College) provides opportunities for training in the energy and construction sectors.

### Next steps

- Encourage inward investment to the district to encourage the take-up of allocated employment land in the two Local Plans for businesses to develop and grow successfully
- Encourage opportunities for training initiatives and apprenticeship schemes in locations well related to key employment sectors
- Encourage better paid jobs to be created across the district
- Continue to promote the District's involvement in the growing offshore renewable energy industry.
- Continue to explore the potential employment benefits of Sizewell C

## Retail and Leisure

- 7.39 Town centres nationally are experiencing increasing competition from out-of-town retail, and in particular from 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 rapidly changing from, primarily, places to shop more to places where people spend leisure and recreation time. Many of the town centres are experiencing greater demand for food and drink premises and other leisure activities such as craft businesses. 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 will alter land use patterns in town centres in the longer-term.
- 7.40 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 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, Leiston Together and Lowestoft Rising. Town centre policies in the new Local Plans seek to better reflect the changing nature of the retail sector; the progress of these will be reported in future AMRs.

- 7.41 A new Use Class Order was introduced on 1<sup>st</sup> September 2020 by the Government, which amalgamated the A1, A2, A3 and B1 use classes into a new class E. The new class E also includes some D1 and D2 uses. The stated intention of this is to increase flexibility and enable changes of use within town centres to take place more easily in response to changing trading conditions. The introduction of the new Use Class Order is beyond the scope of this year's AMR but will be dealt with in greater detail in the 2020/21 AMR.
- 7.42 Within Lowestoft, a [Town Centre Masterplan](#) has been completed to attract regeneration funding, which will help to improve the town centre environment and attract more businesses and visitors in the future. Local Plan policies seek to protect town centres as retail destinations but also to allow them to adapt to changing circumstances.

Indicator	Use Class	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Amount and type of retail and leisure development completed within local plan area (m <sup>2</sup> ).	A1	1,528	7,416	N/A	<a href="#">East Suffolk Open Data Portal</a>
	A2	-207	200		
	A3	1,275	795		
	A4	-166	-578		
	A5	0	-27		
	D2	3,371	2,365		
Amount and type of retail and leisure development completed within town centres (m <sup>2</sup> ).	A1	-70	-553	N/A	<a href="#">East Suffolk Open Data Portal</a>
	A2	-207	133		
	A3	465	140		
	A4	-209	-208		
	A5	0	0		
	D2	0	186		
Percentage of uses (at ground floor) within town centres <i>NB retail surveys undertaken September-October 2020</i>	A1	57.3%	55.3%	N/A	<a href="#">East Suffolk Open Data Portal</a>
	A2	10.9%	14.8%		
	A3	9.5%	7.5%		
	A4	2.2%	2.0%		
	A5	3.4%	2.7%		
	D2	1.0%	1.9%		
		15.7%	15.8%		

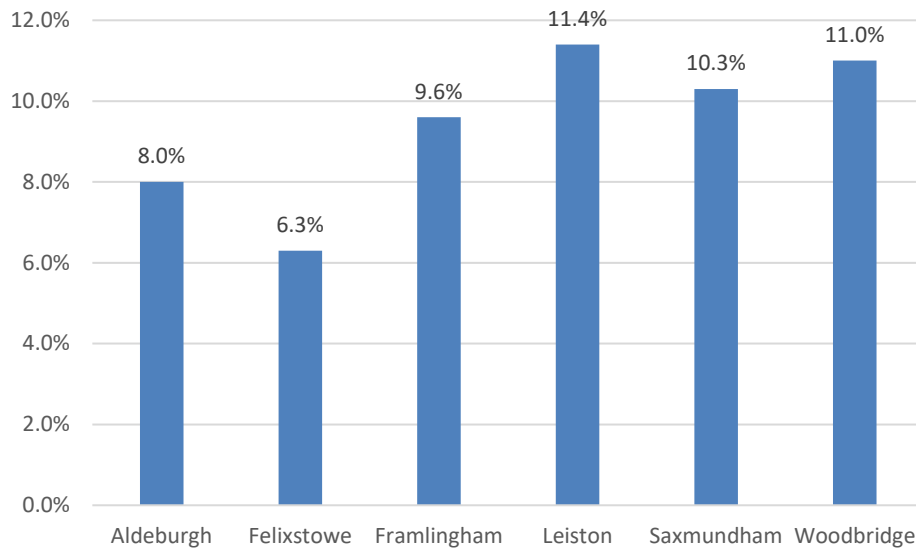
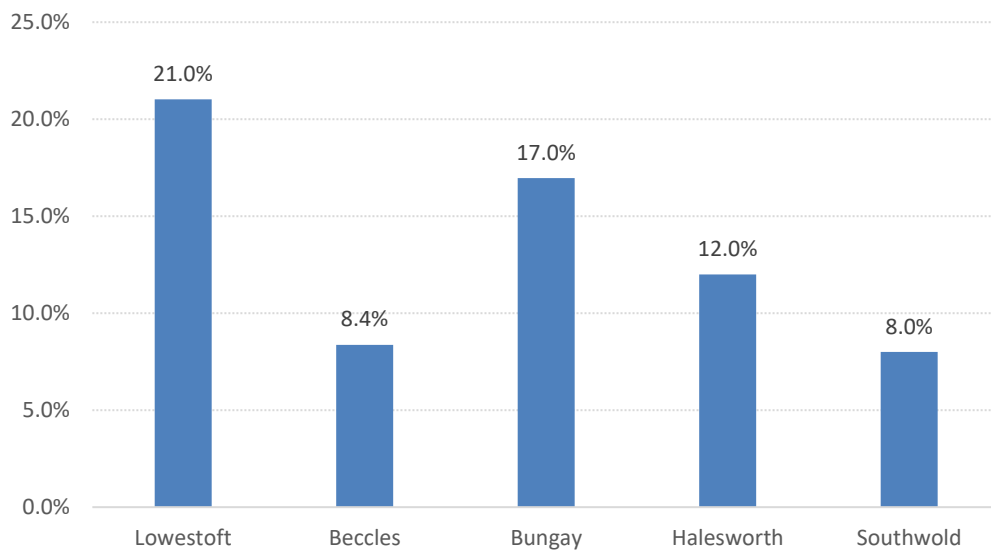


Indicator	Use Class	Suffolk Coastal	Waveney	East Suffolk	Link to further information
	Other commercial uses				
Percentage of vacant units (at ground floor) within town centres (as % of all units in commercial uses) <i>NB retail surveys undertaken during September-October 2020</i>	A1-A5; D2 and other commercial uses	9.1% (72 of 790) (6 town centres ranging from 6.3% to 11.4%)	15% (135 of 898) (5 town centres ranging from 8.0% to 21%)	N/A	<a href="#">East Suffolk Open Data Portal</a>

Town Centres: Aldeburgh; Felixstowe; Framlingham; Leiston; Saxmundham; Woodbridge; Lowestoft; Beccles; Bungay; Halesworth and Southwold.

Town centre uses: A1 retail; A2 financial and professional; A3 restaurants and cafes; A4 drinking establishments; A5 hot food takeaway; D2 assembly and leisure.

Other commercial uses includes B1a Offices; B1c Light Industry; B8 Storage and Distribution; C1 Hotels D1 Non-Residential Institutions e.g. place of worship; GP surgery; dental surgery and *sui generis* - certain uses not falling within any use class e.g. bookmaker; beauty salon; tattoo studio; car sales; car repairs; veterinary surgery.

*Suffolk Coastal – vacancy rates in town centres**Waveney – vacancy rates in town centres*

- 7.43 The Council is working with the People and Places Partnership to produce the East Suffolk Towns Initiative. This is a project that seeks to identify common themes and challenges that exist across town centres within East Suffolk. The People and Places Partnership is working with the Council and other stakeholders to develop an action plan that seeks to address key challenges within town centres. This will in turn help to direct investment in town centres and support individual projects there. At the same time, the Council is working on a parking review in town centres and has plans to introduce a Smart Towns Initiative, to provide investment in businesses' digital skills and infrastructure.

### Suffolk Coastal Local Plan

- 7.44 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.
- 7.45 The town centres are popular with tourists and visitors from nearby areas within and beyond the district. The towns have varying functions that benefit from a blend of shopping and leisure facilities supported by national retailers and chains alongside many specialist and artisan shops. 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.
- 7.46 5,808m<sup>2</sup> net additional floorspace of town centre uses has been completed within the former Suffolk Coastal area this year, however, within designated town centres a net loss of -21m<sup>2</sup> is recorded (implemented planning permissions). By far the largest change has been in the amount of D2 assembly and leisure floorspace completed with a net gain of 3,371m<sup>2</sup>. Uses include gyms, sports centres (Leiston Leisure Centre) and clubhouses for golf/football clubs.
- 7.47 Within the town centres there has been a slight decrease in vacant units, from 73 in 2018/19 to 72 this monitoring period, with the largest number of vacant units in Woodbridge and Felixstowe with 22 and 14 respectively. Aldeburgh has seen the largest increase in vacancy rates from 3% last year to 8% this year (7 units are currently vacant).

### 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 Over 10,000m<sup>2</sup> net additional floorspace of town centre uses has been completed within the former Waveney area this year, of particular note being the development of just over 6,200m<sup>2</sup> at Tower Road, Gisleham. However, within designated town centres (WLP8.18) a net loss of 300m<sup>2</sup> has been recorded.
- 7.50 Vacancy rates are an important measure of town centre health and vitality. The Waveney Local Plan has a target of no more than 10% vacant units in any town centre or local shopping centre. Site surveys in September 2020 reveal vacancy rates above 10% in Bungay (17%) and Lowestoft (21%) town centres. These figures are very similar to those recorded in 2019. Halesworth has also seen a 3% increase and now has a vacancy rate of 12%. The vacancy rate in Beccles has increased to 8.4% from 5.5% but it is still below 10%. Southwold's vacancy rate has increased to 8%.
- 7.51 Three major retail units have closed in Lowestoft Town Centre within 12 months. Beales department store closed April 2019 (recorded as vacant at time of 2019 survey), Tesco supermarket in September 2019 and Palmers department store in February 2020. Beales in Beccles also closed in February 2020.
- 7.52 The Future High Street Fund provides funding to successful bidders for high street rejuvenation as part of wider economic development. A Future High Street Fund Expression of Interest Bid for Lowestoft Town Centre was submitted in February 2019 and has subsequently been unsuccessful. The Lowestoft [Town Centre Masterplan](#) will help to support any future opportunities for funding bids.
- 7.53 The Council has been selected to bid for funding from the Town Fund for up to £25 million pounds, which will fund regeneration projects in Lowestoft. The Council has submitted a Town Investment Plan which, if successful, will support regeneration projects in Lowestoft over the next five years with a value of £24.9 million.
- 7.54 The Council has also been working with consultants Think in Place on the Lowestoft Place Making project. This project identified key assets within the town and considers what defines Lowestoft as a place. From there it developed a brand for Lowestoft, which is used in presentations and publicity by key stakeholders.

## Retail and Leisure Summary

Vacancy rates remain high in many town centres across East Suffolk.

Across the former Suffolk Coastal area there has been an increase in A1, A3 and D2 use floorspace, but a small contraction of A2 and A4 uses. Within town centres there have been small contractions of A1 retail use floorspace. A2 and A3 uses have increased slightly.

Within the former Waveney area there has been considerable expansion in A1 use class floorspace, but this has taken place in out of town locations. There has also been an expansion in A2 and A3 use class floorspace, although most A3 use class expansion again took place in out of town locations. There has been an overall contraction in A4 and A5 use class floorspace. There was an expansion in D2 use class floorspace, but mostly in out of town locations. Vacancy rates within Lowestoft, Bungay and Halesworth are both above the target maximum vacancy rate of 10% identified in the Waveney Local Plan.

### Next steps

- Improve town centres as destinations.
- Provide support for the People and Places Town Centre Project.
- Provide support for the area-based initiatives such as Felixstowe Forward, Leiston Together and Lowestoft Rising.
- Work with the Economic Development Team to develop regeneration strategies such as the North Lowestoft Heritage Action Zone for parts of town centres that suffer from high vacancy rates and poor-quality environment.
- Implement the Lowestoft Town Centre Masterplan in cooperation with the local community and other stakeholders including Suffolk County Council Highways, Waveney Chamber of Commerce, East Suffolk Building Preservation Trust, Lowestoft Town Council and Lowestoft Vision.

## Tourism

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Applications permitting new / loss of tourist accommodation & development	20 New 2 Loss	4 New 1 Loss	24 New 3 Loss	-
Total day trips (2019)	-	-	11,777,000	<a href="#">East Suffolk</a>
Total staying trips (2019)	-	-	701,000	<a href="#">Means Business -</a>
Total visitor spend (2019)	-	-	£524,988,000	<a href="#">Economic Impact of Tourism 2019</a>

- 7.55 Tourism is an important part of the East Suffolk economy and the District has many types of visitor destinations and attractions. Alongside the natural and environmental attractions such as the Heritage Coast, Area of Outstanding Natural Beauty and historic market towns, events such as hosting stages of the Tour of Britain/Women's Tour cycling road races, Latitude Festival and the First Light Festival draws visitors from both within and outside of the district. Trips within the district and from neighbouring districts for shopping and leisure purposes may also be considered as tourism. The overlap with town centre and retail policies is demonstrated in a growing emphasis on leisure and the experience of town centre users.
- 7.56 Guided by the Council's Business Plan, the Council has embarked on a programme to redevelop leisure centres across the district. The aim of the redevelopment programme is to ensure that the leisure centres are quality, modern and fit for purpose; meeting the needs of local communities, to increase health and fitness in welcoming and affordable facilities. Through investment in modern facilities, the Council will secure savings in operating costs and maintenance fees. Deben Leisure Centre in Woodbridge and Leiston Leisure Centre have recently been redeveloped and works to Bungay Leisure Centre began in September 2019 and is scheduled to re-open October 2020.

### Suffolk Coastal Local Plan

- 7.57 The Suffolk Coastal Local Plan includes policies which seek to encourage and protect tourism uses across the district. The Site Allocations Development Plan Document (adopted January 2017) and the Felixstowe Peninsula Area Action Plan (adopted January 2017) both contain location specific policies to guide development in certain locations such as Snape Maltings and Felixstowe Seafront.
- 7.58 The recently adopted Suffolk Coastal Local Plan includes a strategic policy (Policy SCLP6.2) which supports tourism destinations that contribute to the broad appeal, accessibility and year-round nature of tourism across the district. This policy seeks to replicate the area specific policies found

within the Site Allocations Development Plan Document but provide general support to the wider range of tourism facilities and destinations that are found in the district. The recently adopted Local Plan retains the area specific policies which focus on the Felixstowe Seafront (Policies SCLP12.11 to SCLP12.15).

- 7.59 Within the former Suffolk Coastal area, the majority of consents for new tourism uses propose single units of self-catering accommodation of which a number are for the conversion of barns or outbuildings into new uses. Two permissions result in the loss of single units for holiday let, one to become a residential annex to the host dwelling and the other as garage/games room for the host dwelling. A further 24 permissions are for upgrading/replacement or additional facilities to existing tourism sites, intensification by increasing the number of units / pitches or changes to the occupancy period.

#### Waveney Local Plan

- 7.60 Within the former Waveney area, consents for new tourism uses are for self-catering accommodation (including barn conversions) and camping sites mainly in the rural areas. One permission involves the loss of a guest house to residential in Lowestoft. A number of other proposals will intensify existing tourism uses such as increasing the number of holiday apartments or providing a more flexible occupancy period.

## Tourism Summary

It is recognised that tourism is a key contributor to the local economy and supports a high proportion of employment opportunities. The Local Plans provide support for new tourism activities in sustainable locations to ensure that tourism opportunities are retained, protected, enhanced and encouraged in a plan led manner. A variety of new and updated tourism uses across a number of locations across the whole of East Suffolk show that tourism continues to play a significant role in the district's economy and development and construction sectors. The Council is welcoming of tourism activities and will continue to facilitate tourism activities with partners.

### **Next steps**

- Continue to monitor the impact of tourism and its contribution to the district's economy
- Safeguard and retain tourism uses
- Support the work of place-based initiatives such as Felixstowe Forward, Leiston Together and Lowestoft Rising
- Support the district-wide Leisure Centre Redevelopment Programme

- Provide support for the Council's programme to deliver seafront projects along Lowestoft South Beach



## Housing

- 7.61 This section reports on progress on delivery against the Council's housing targets including net housing completions, the location of new housing in relation to the settlement strategy, affordable housing and Gypsy and Traveller sites.

### Housing completions

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Net additional homes completed	660	159	819	<a href="#">East Suffolk Open Data Portal</a>
Affordable homes completed (subset of net additional homes completed)	197	25	222	<a href="#">East Suffolk Open Data Portal</a>
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)	4,395 (2010-2027)	1,275 (2014-2036)	N/A	<a href="#">East Suffolk Open Data Portal</a>

### Suffolk Coastal Local Plan

- 7.62 Annual monitoring identifies completions and planning permissions which contribute towards the overall housing requirement. Over the period 2010-2016, the former Suffolk Coastal area effectively relied on sites being put forward for planning permission due to a lack of specific housing allocations. This changed with the 'making' of Neighbourhood Plans for some parishes and towns and adoption of the Site Allocations and Area Specific Policies document and the Felixstowe Peninsula Area Action Plan in January 2017. Comparison with past completions rates shows that completion rates are steadily improving since the adoption of the Core Strategy in 2013, with completion rates exceeding the Core Strategy annual requirement figure of 465 since 2015/16.

#### Suffolk Coastal total housing completions 2010-20

2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20
216	270	324	215	427	565	548	582	588	660

- 7.63 Housing completions in the former Suffolk Coastal area for 2019/20 totalled 660, an increase of 72 dwellings on the previous year and the highest since at least 2009/10. A total of 197 affordable homes were completed during the monitoring year, an increase on the 125 dwellings on the previous year. This monitoring year, affordable housing accounted for almost 30% of all housing completions and above the Core Strategy requirement of 24% (Core Strategy paragraph 3.57).

Suffolk Coastal affordable housing completions 2010-20<sup>4</sup>

2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20
47	25	81	17	79	101	139	99	125	197

- 7.64 Policy SP4 of the Core Strategy identifies a need for 31 Gypsy and Traveller pitches over the Plan period. The assessment of need was updated in 2017 (Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment) and identified a need 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

- 7.65 Housing completions in the former Waveney area for 2019/20 totalled 159, a significant decrease on the 297 homes completed in the previous year. The Housing Land Supply Statement 2019 anticipated approximately 220 dwellings to be completed during the monitoring period, acknowledging the low number of major sites being developed by volume housebuilders. The Waveney Local Plan (March 2019) 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 212 dwellings per year. This is a shortfall of 969 homes over the period 2014 to 2020.

Waveney total housing completions 2014-20

2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20
136	135	264	284	297	159

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<sup>4</sup> A number of Variation of Legal Agreement applications and a successful appeal decision have changed the amount of affordable housing to be provided on particular sites. These changes and a couple of other corrections have only recently been recorded and affect affordable delivery in 2012/13, 2014/15 and 2018/19. Although the total net number of new homes delivered is unchanged it does result in a reduction of 9 affordable homes across the plan period to that reported in previous AMRs.

- 7.66 25 affordable homes have been completed this monitoring year, compared to the 89 in the previous year and reflecting the lower overall housing completions delivered. 28% of all housing completed between 2014-20 is affordable housing (359<sup>5</sup> of 1,275 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).

Waveney affordable housing completions 2014-20

2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20
24	13	88	120	89	25

- 7.67 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).
- 7.68 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 4 pitches have been provided (2018/19 monitoring period).

### Housing types and sizes

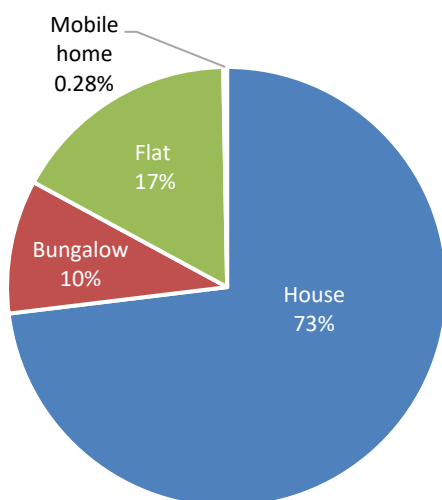
Indicator	Suffolk Coastal	Waveney	Link to further information
Type and size of completed dwellings (gross completions)	See charts below		<a href="#">East Suffolk Open Data Portal</a>
Number and percentage of affordable housing completed by tenure. (subset of net additional homes completed)	See charts below		<a href="#">East Suffolk Open Data Portal</a>
Sites of 11 or more dwellings to provide affordable housing (preferably on site)	New indicator in emerging Suffolk	Four relevant sites providing 192	-

<sup>5</sup> Affordable housing figure for 2015/16 was previously reported as 12.

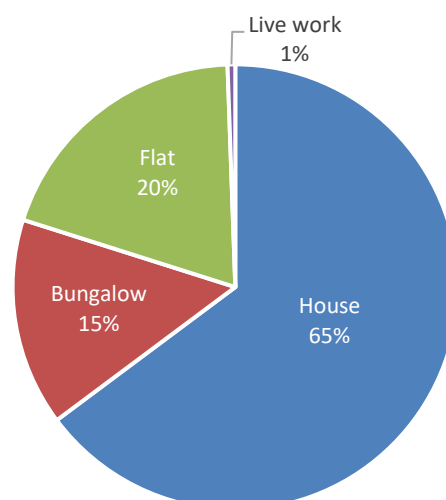
Indicator	Suffolk Coastal	Waveney	Link to further information
(through permissions granted)	Coastal Local Plan – see note below	affordable homes of a total of 193 required by policy	
Number of refusals for self-contained flats / HMOs within flat saturation zones as identified on the Policies Map	N/A	No relevant applications submitted	-
Net additional bedrooms in C2 care homes	0	23	-
Types and size of completed dwellings (gross completions) – gross completions does not account for losses such as demolitions			
<u>Number/percentage of affordable dwellings provided on sites of 10 units or more</u> – the indicator in the recently adopted Suffolk Coastal Local Plan is number/percentage of affordable dwellings provided on sites of 10 units or more and which have combined floorspace of 1,000sqm. This will be reported on in future AMRs.			

### Completed dwellings by type

Suffolk Coastal  
(702 gross completions)



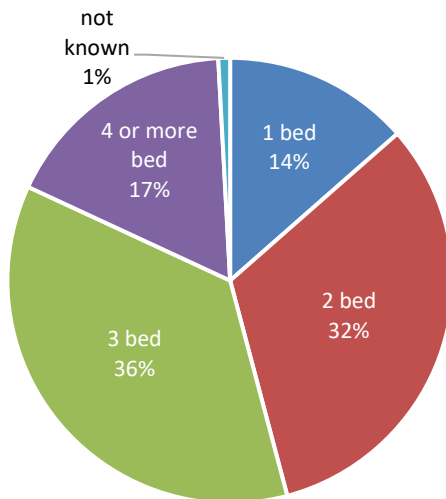
Waveney  
(179 gross completions)



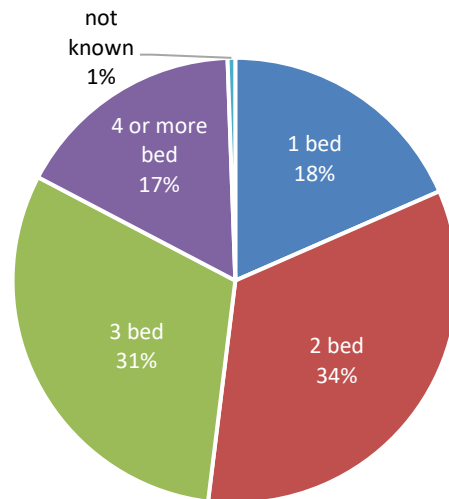
### Completed dwellings by number of bedrooms

Note: not known category includes caravans / mobile homes or certain types of application such as certificate of lawful use or prior approval.

Suffolk Coastal  
(702 gross completions)

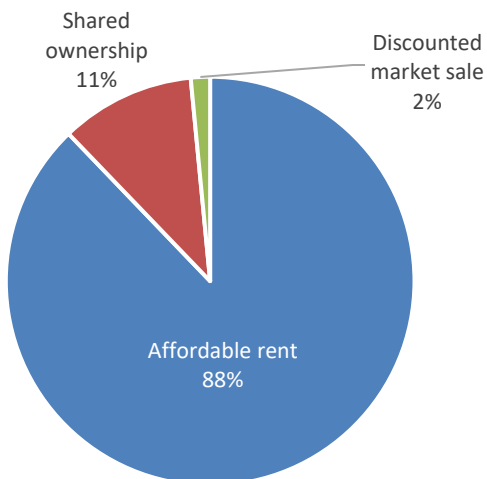


Waveney  
(179 gross completions)

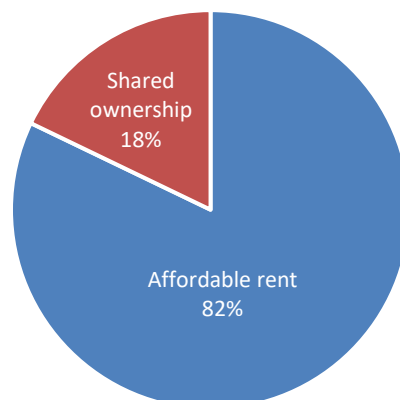


### Affordable housing completed by tenure

Suffolk Coastal  
(197 net affordable completions)



Waveney  
(25 net affordable completions)



NB Waveney chart based on 28 gross affordable homes completed. Three council housing properties were converted into a single dwelling and sold as market housing.

Suffolk Coastal Local Plan

- 7.69 The Core Strategy sets out the size of dwellings that should be delivered as a percentage of the overall need for housing (Table 3.6). The percentages achieved during 2019/20 align with these needs.
- 7.70 88% of the affordable homes completed were for affordable rent. This is a higher percentage than that identified in the Core Strategy which sets out that 75% should be for affordable rent and 25% for other affordable housing types (paragraph 5.12).
- 7.71 The Strategic Housing Market Assessment (2017) identifies a need for 1,118 additional spaces in care homes and nursing homes to 2036; this additional accommodation is required to meet the future institutional population and therefore falls outside of the housing need figures. Policy to further support the delivery of accommodation for older people has been taken forward through the new Suffolk Coastal Local Plan.

Waveney Local Plan

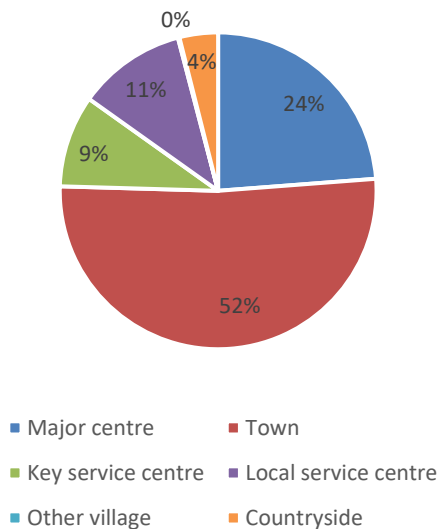
- 7.72 82% of affordable homes completed this monitoring year are affordable rent. This generally reflects the policy approach of the now superseded Local Plan in that the majority of affordable housing should be social rent and not more than 10% for intermediate tenures including rent and shared equity. 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.
- 7.73 Policy WLP8.2 Affordable Housing requires all new developments of 11 or more dwellings to provide affordable housing, preferably on site. Four relevant applications were permitted during the monitoring year. A total 193 affordable homes are expected to be provided under Policy WLP8.2 on these sites and 192 have been permitted. One site provides an additional 8 dwellings over the requirement (outline consent only). One site provided a viability assessment sufficient to discount an affordable housing requirement (Retirement community including care home, Beccles). In addition, one scheme includes provision of 11 self-build plots of which 3 are to be provided at a price where a discounted value has been applied.
- 7.74 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 target for this sector and has a permissive and flexible approach to delivery. This monitoring year, a 23-bedroom extension has been completed at an existing care home in Carlton Colville. Over the plan period (2014-20) a net gain of 73 bedrooms within care homes has been recorded.

## Location of new housing

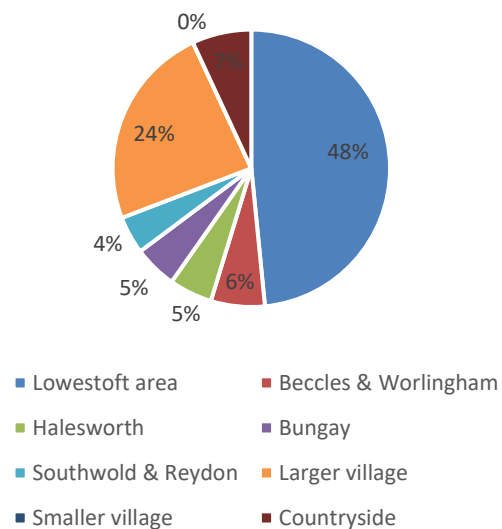
Indicator	Suffolk Coastal	Waveney	East Suffolk
% of housing development by settlement hierarchy	See charts below		N/A
% of housing development in the countryside - outside of settlement boundaries (Local Plans and Neighbourhood Plans)	18% (120 of 660)	14% (22 of 159)	17% (142 of 819)
% of residential development in Lowestoft and the market towns achieving at least 30 dwellings per hectare [new build developments of 10 or more when wholly complete]	N/A	100% (1 of 1 schemes)	N/A
% of new housing completed on previously developed land	14% (92 of 660)	52% (83 of 159)	21% (175 of 819)

### % of housing development by settlement hierarchy 2019/20

Suffolk Coastal



Waveney



### Suffolk Coastal Local Plan

- 7.75 Policy SP19 Settlement Policy of the Core Strategy sets out the percentage of housing growth to come forward within the categories of the Settlement Hierarchy. The focus is growth in Major

Centres and Towns, followed by Key Service Centres and completions this monitoring year is consistent with this.

- 7.76 14% of new housing completed this monitoring year is on previously developed land, reflecting the fact that the former Suffolk Coastal area does not have much of a supply in terms of large brownfield sites. Paragraph 3.46 of the Core Strategy outlines a nominal target of 12% of units to be built on previously developed land over the plan period.
- 7.77 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. Indeed, there is a clear divergence between the distribution of brownfield land and the Core Strategy settlement hierarchy that identifies the most sustainable settlements for growth in the district.

#### Waveney Local Plan

- 7.78 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 generally meets the housing growth requirements in Lowestoft and the market towns. Housing delivery in the rural areas accounts for a third of all completions, the majority being delivered in the larger villages of Blundeston (former prison site) and Wrentham (re-development of former care home). However, over the plan period as a whole, it is anticipated that housing delivery will be consistent with the distribution strategy.
- 7.79 Policy WLP8.32 Housing Density and Design expects residential development to make the best use of the site whilst protecting or enhancing the distinctiveness and character of the area. Development in and around the built-up area of Lowestoft and the market towns should aim for urban scale development of at least 30 dwellings per hectare. This monitoring year, just one scheme of 10 or more dwellings has completed within the relevant areas and achieves a density of 39 dwellings per hectare.
- 7.80 Half of all new housing completed this monitoring year is on previously developed land. It is expected the number of homes completed on previously developed land will decrease over the coming years as the majority of the Local Plan housing allocations are on greenfield sites. Only 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

- 7.81 Within East Suffolk over 9,000 new homes have planning permission (either outline or full consent) as at 31<sup>st</sup> March 2020. 847 new homes are under construction.

Geographic area	Total commitments	Full consent	Outline consent	Market housing	Affordable housing
Suffolk Coastal Local Plan area	5,362	1,940	3,422	4,098	1,264
Waveney Local Plan area	3,726	1,912	1,814	2,954	772
<b>East Suffolk</b>	<b>9,088</b>	<b>3,852</b>	<b>5,236</b>	<b>7,052</b>	<b>2,036</b>

- 7.82 More information on these planning consents can be found on the [East Suffolk Open Data Portal](#).

## Statement of Housing Land Supply (5 year land supply)

- 7.83 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 (NPPF para. 47). 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.
- 7.84 Following the introduction of the revised National Planning Policy Framework in July 2018 (further revised in February 2019), due to the Suffolk Coastal Core Strategy being older than five years from July 2018, the calculation of housing land supply for the former Suffolk Coastal area at 31<sup>st</sup> March 2020 is based upon the housing requirement contained in the new Suffolk Coastal Local Plan which was well-advanced at the 31<sup>st</sup> March 2020 and adopted at the point at which the Statement of Housing Land Supply was published.
- 7.85 For the former Waveney area, as the Local Plan was adopted in March 2019 the housing requirement of 374 dwellings per year forms the basis of the calculation of housing land supply.
- 7.86 The East Suffolk Statement of Housing Land Supply 2020 confirms (as at 31<sup>st</sup> March 2020):
- The Suffolk Coastal Local Plan area of East Suffolk has a housing land supply of 5.88 years.
  - The Waveney Local Plan area of East Suffolk has a housing land supply of 6.04 years.

- 7.87 Further information can be found at <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/open-data/>

### **Housing Delivery Test and Housing Action Plan**

- 7.88 The Housing Delivery Test was introduced by the Government in 2018 and 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. Where less than 75% is delivered the 'presumption in favour of sustainable development' would apply in decision making although this specific requirement has been phased in with a 25% threshold applying to the February 2019 results and 45% threshold applying to the November 2019 result.
- 7.89 The first set of results of the Housing Delivery Test were published in February 2019, covering the period 2015/16-2016/18, and relate to the areas covered by the Council's Plans. The result for the former Suffolk Coastal area was 128% and for the former Waveney area was 72%. The result required no further action to be taken for the former Suffolk Coastal areas and the former Waveney area to produce a Housing Action Plan and apply a 20% buffer when calculating the 5-year housing land supply.
- 7.90 The first East Suffolk Housing Action Plan was published in August 2019. As both areas are within East Suffolk, and in view of the corporate objectives surrounding housing delivery and the desire to ensure strong delivery is maintained across East Suffolk, the Housing Action Plan covers the whole of East Suffolk local planning authority area.
- 7.91 The second set of Housing Delivery Test results, covering the period 2016/17-2018/19, were published in February 2020. The result for the former Suffolk Coastal areas is 127% and for the former Waveney area is 89%. The improvement for the former Waveney area in achieving a result of 89% has meant that a 5% buffer can be applied in calculating the 5-year housing land supply. The result still requires a Housing Action Plan to be produced for the former Waveney area (and this was updated in August 2020 outside of the monitoring period). Regardless of future Housing Delivery Test results, East Suffolk Council intends to produce an annual Housing Action Plan as a 'tool' 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. Further information can be found at [www.eastsuffolk.gov.uk/planning/housing-action-plan/](https://www.eastsuffolk.gov.uk/planning/housing-action-plan/).

**Self-build and custom build register**

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Number of entries on self-build / custom build register as at 31 <sup>st</sup> March 2020	N/A	N/A	413	<a href="#">East Suffolk Self Build and Custom Build webpage</a>
Number of plots approved for self or custom build (2019/20)	37	23	60	<a href="#">East Suffolk Self Build and Custom Build webpage</a>
Developments of 100 or more dwellings to provide 5% self or custom build properties (2019/20)	N/A	Three relevant developments approved. One site provides 11 plots; two are outline only	N/A	<a href="#">East Suffolk Self Build and Custom Build webpage</a>
<u>Number of plots approved for self or custom build:</u> Approvals can be via planning permission for self or custom build plots or plots which have been granted self-build CIL relief				
<u>Developments of 100 or more dwellings to provide 5% self or custom build properties:</u> This is a new indicator in the recently adopted Suffolk Coastal Local Plan and there are therefore no relevant applications for this monitoring period				

- 7.92 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 31<sup>st</sup> October and finishes on 30<sup>th</sup> October the following year.
- 7.93 In light of the Self-Build and Custom Housebuilding Act 2015 (as amended), both the Waveney Local Plan and the recently adopted 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.
- 7.94 Three applications for 100 or more dwellings have been determined within the former Waveney Local Plan area this monitoring period. All developments are on allocated sites. One development

provides a total of 11 plots in Beccles. The other two developments are outline planning permissions in Halesworth and planning conditions require at submission of first reserved matters application an area of land sufficient to accommodate at least at least 5% of the total number of dwellings to be self-build / custom build dwellings and details of servicing the plots, marketing and design principles. Further information on Self-Build and Custom Housebuilding can be found at [www.eastsuffolk.gov.uk/planning/self-build-and-custom-build/](http://www.eastsuffolk.gov.uk/planning/self-build-and-custom-build/)

- 7.95 60 custom and self-build plots were given permission across East Suffolk during the monitoring period. However, a total of 137 single new dwellings were given permission during the monitoring period. Given the ability to claim CIL relief for self-build homes, it is likely 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.

#### Other housing indicators

Indicator	East Suffolk	Link to further information
Population estimates (mid-year 2019)	249,461	<a href="#">ONS population estimates</a>
Homelessness – total households assessed and total households assessed as owed a duty (Apr 2019-Mar 2020)	1,541 households assessed, 1,511 assessed as owed a duty	<a href="#">MHCLG Homelessness statistics</a>
Housing affordability. (2019) (Ratio of median house price to median gross annual (where available) workplace-based earnings)	7.85	<a href="#">ONS Housing affordability</a>
<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		

- 7.96 The data above provides further contextual information relating to housing provision. The population of East Suffolk has been increasing and is projected to continue to increase over the lifetime of the Local Plans, as reflected in housing requirements.
- 7.97 The data on homelessness shows that 1,511 households were assessed as owed a duty, of which 498 households owed relief duty within East Suffolk during 2019/20. The figures for the previous year showed 1,493 households assessed with 1,437 households owed a duty, of which 519 owed relief duty (former Suffolk Coastal and former Waveney areas). The delivery of new housing and affordable housing contributes to addressing this, alongside the role of the Council's Housing Service.

- 7.98 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. In 2018, housing affordability in the former Suffolk Coastal part of the district was 10.07 compared to 7.45 in the former Waveney area. The re-calculated 2018 figure for East Suffolk as a whole is 8.70. Details of the amount of affordable housing provided are set out in the sections above.

## Housing Summary

Housing completions have in the past been increasing each year across both the former Suffolk Coastal and Waveney areas over recent years. However, the completions in the former Waveney area were lower than expected this year and were lower than the previous year. However, the most recent Housing Delivery Test results, covering the period 2016/17 to 2018/19 were an overall improvement on the former results. The new Local Plans set out allocations to meet 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.

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 distribution of housing completions in the former Suffolk Coastal area is consistent with the spatial strategy set out in the Suffolk Coastal Core Strategy. Within the former Waveney area, distribution is higher than the proportions set out in the Local Plan for the Rural Areas, however the proportions relate to the plan period (2014-2036) and it is anticipated that over time these will be met.

### 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](#) (published August 2020), and review as necessary
- Preparation of an Affordable Housing Supplementary Planning Document
- Continue to maintain the [Brownfield Land Register](#) (update by December 2020)

- Continue to maintain the [East Suffolk Self Build Register](#) and develop ways to match people on the Register to self and custom build plots within the District

## Transport

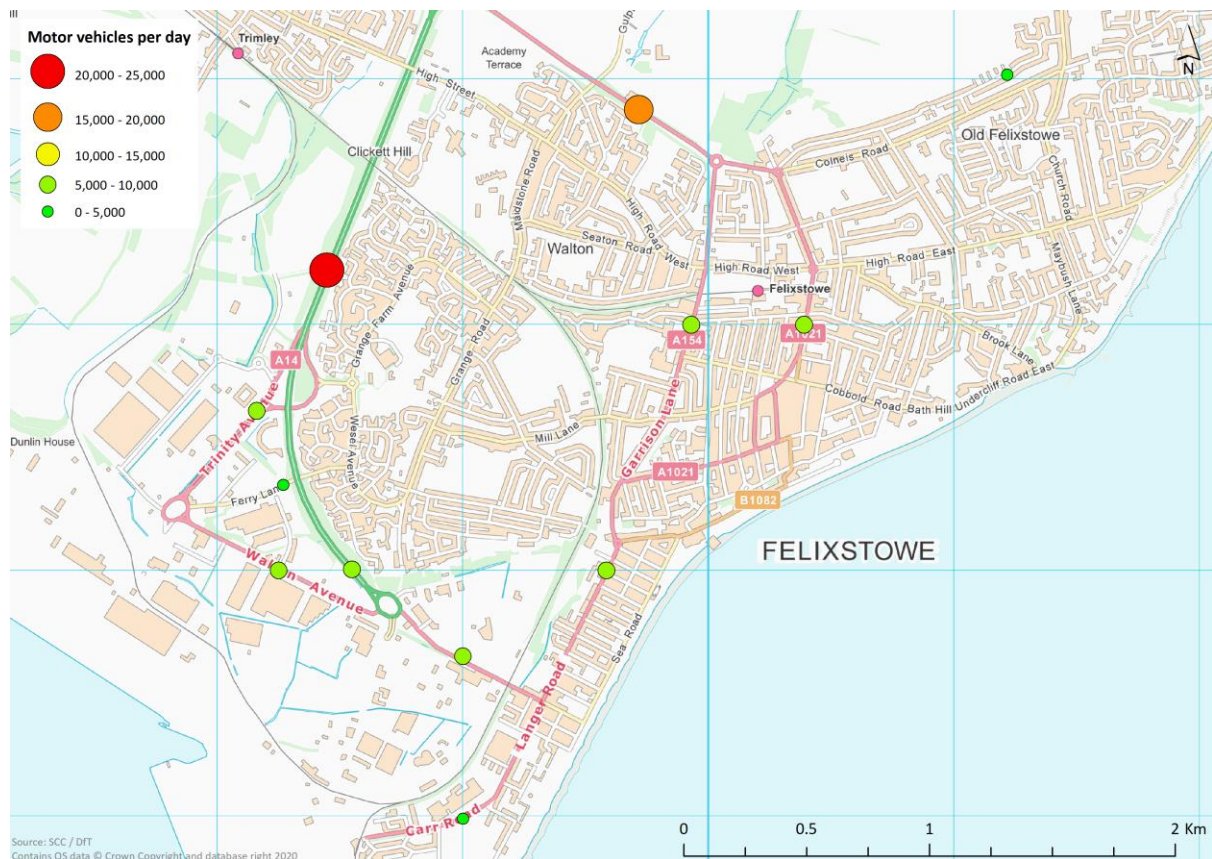
- 7.99 This section provides information on the delivery of transport measures and the implementation of parking standards in developments across East Suffolk. Travel-to-work modes are also considered in this section through analysis of census data.
- 7.100 Although not a Highway Authority, the Council 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.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Number of applications permitted which are contrary to Suffolk County Council Parking Standards	0	0	0	-
Submission of Transport Statements for residential developments between 50-80 dwellings	N/A	1	N/A	-
Submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings	N/A	3	N/A	-
Provision of pedestrian and cycle access / public rights of way as required by site allocations	2	2	4	-
Implementation of measures set out in the Waveney Cycle Strategy (2016 and updates)	N/A	See assessment below	N/A	-
Traffic counts (all motor vehicles) (2019)	See maps below			<a href="#">Department for Transport road traffic statistics</a>
Travel to work modes (Census 2011)				<a href="#">NOMIS Census 2011 Table QS701EW</a>
Sustainable modes	19.0%	21.6%	N/A	

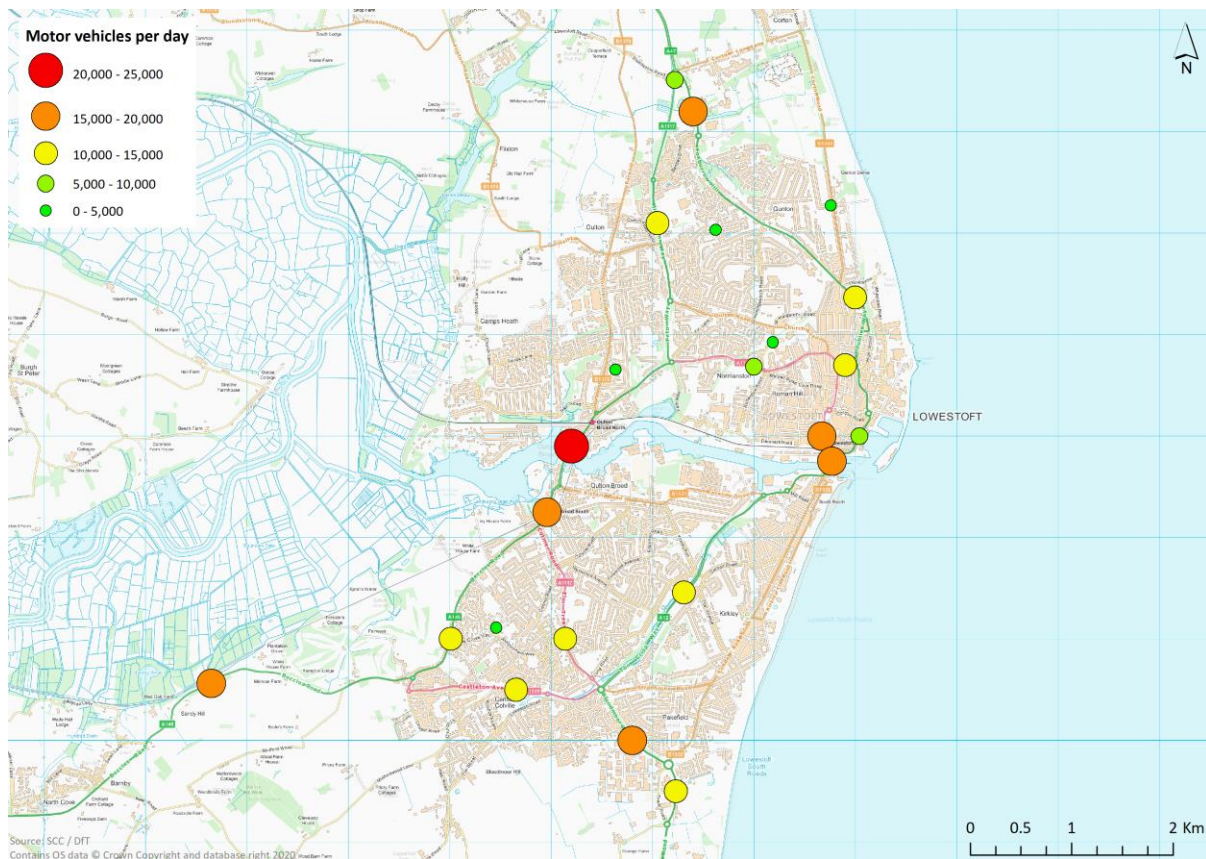


Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Non-sustainable modes	73.0%	73.3%		<a href="#">Method of travel to work</a>
Working mainly at home	8.0%	5.1%		
Travel to work distances (Census 2011)				<a href="#">NOMIS Census 2011 Table QS702EW</a>
Average distance (km)	17.2km	16.6km	N/A	<a href="#">Distance travelled to work</a>
% travelling less than 5km	30.8%	40.5%		
The indicator for applications permitted contrary to Suffolk County Parking standards assessed major residential and non-residential applications based on the formal consultation response from Suffolk County Council Highways Department				
The requirement to submit Transport Statements, Assessments and Travel Plans are new requirements in the (now-adopted) Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period				
Sustainable modes of travel - bicycle; on foot; bus, minibus or coach; train				
Non-sustainable modes of travel - driving or passenger in car/van; taxi; motorcycle; other method				

### Traffic count maps (2019) Felixstowe and Lowestoft







### Suffolk Coastal Local Plan

- 7.101 The monitoring of the major planning applications and the Highway responses found that none of these applications were permitted contrary to the formal Highway Authority consultation response. This shows that the standards are achievable and that policy DM19 Parking Standards is serving its function in this regard. Two planning applications permitted during 2019/20 for major residential development include either the submission of or a condition for the submission and/or implementation of a Travel Plan. (Now-superseded) Policy DM20 Travel Plans does not explicitly require this submission. This is remedied in the recently adopted Suffolk Coastal Local Plan which includes a Sustainable Transport policy (SCLP7.1) that specifically references Transport Statements. It is, therefore, expected that the number of residential developments of 50-80 dwellings submitting Transport Statements will rise for the next monitoring period.
- 7.102 A comparison of the census figures for 2001 and 2011 shows a slight decrease in the amount of both sustainable and non-sustainable modes of transport relating to work journeys; this corresponds with an increase in the number of people working from home. It is expected that this trend will continue with the introduction of better and faster broadband speeds across the District in the future. This is supported by the fact that Strategic Policy SP1 seeks to reduce the overall need to travel.

- 7.103 It is noted that the average distance travelled to work in Suffolk Coastal is higher than the national (England) average of 14.9km. This can be attributed to the fact that the District is predominantly rural by nature, characterised by dispersed settlements. This is also reflected by the fact that non-sustainable modes of travel to work are higher than the national average. Notwithstanding this, the Local Plan includes policies that aim to reduce the need to travel and the use of private cars. The effectiveness of such policies will need to be considered and strengthened in consultation with transport infrastructure providers going forward.

#### Waveney Local Plan

- 7.104 The recently adopted Waveney Local Plan reinforces the need to adhere to Suffolk County Council (Highway Authority) parking standards through policy WLP8.21 Sustainable Transport. There were no major residential and non-residential applications approved contrary to a Highway Authority objection on parking standards grounds, this represents a reduction from last year's AMR.
- 7.105 Policy WLP8.21 of the Waveney Local Plan requires the submission of a Transport Statement for residential developments of between 50 and 80 units and the submission of a Transport Assessment and Travel Plan for development of over 80 units. Within the monitoring period one Transport Statement and three Transport Assessments/Travel Plans were submitted. It is expected that these numbers will increase over time.
- 7.106 The Waveney Cycle Strategy was published in 2016 with the aim of encouraging a greater level of cycling for work and leisure throughout the former Waveney district. The document assessed the quality of cycle routes within the district, identified 162 potential improvements and provided guidance on cycle provision design for use in the assessment of planning applications. During Nov 2019 and Feb 2020, 142 of the 162 potential improvement sites were visited to assess if the recommendations had been implemented. The findings are summarised as:
- 9 improvements recommended in the strategy have been either partially or fully completed or alternative works have been undertaken to fully or partially address the issue raised. (representing 6%)
  - 13 improvements are in progress normally by way of a submitted planning application (representing 9%)
  - 120 improvements have no evidence of any action (representing 85%)
- 7.107 The majority of completed improvements are highway improvements on highway land and those in progress are more likely to be related to a specific development and related planning application. Many of the potential improvements require Suffolk County Council Highways and/or Town and Parish Councils to prepare an individual programme of works and secure funding hence the likelihood of the relatively small number of completed improvements to date.

- 7.108 When comparing the census figures for 2001 and 2011, there has been a decrease in the use of sustainable transport modes used to get to work in the former Waveney area. As well as this, there has been an increase in the use of non-sustainable modes and a decrease in the percentage of people working from home. The Waveney Local Plan contains a number of policies that seek to increase the use of sustainable modes and potentially could increase the percentage of people working from home. WLP1.3 Infrastructure outlines that the Council will work with the telecommunications industry to maximise the use of super-fast broadband which could assist with home working.
- 7.109 The average distance travelled to work in the former Waveney area (16.6km) is similar to the national (England) average of 14.9km. However, there are a higher percentage of people travelling less than 5km to work compared to the UK average of 35%. This suggests that there may be opportunities to increase sustainable transport modes, such as cycling and walking, given that people in the Waveney area appear to travel shorter distances. Again, Policy WLP8.21 reinforces the encouragement of these sustainable transport modes.

## Transport Summary

Applications are generally complying with Suffolk County Council parking standards and Travel Plan standards, which is reflective of the effectiveness of Local Plan policies. There is, however, a greater emphasis on cycle provision in the former Waveney area compared to the Suffolk Coastal area due to the adopted Waveney Cycle Strategy. It is the intention therefore, of the Council to develop an East Suffolk Cycling and Walking Strategy to improve both walking and cycling provision across the whole District.

### Next steps

- Develop an East Suffolk Cycling and Walking Strategy
- Develop a standardised monitoring process for the provision of pedestrian and cycle access and public rights of way across the district in line with the emerging East Suffolk Cycling and Walking Strategy

## Community Facilities and Assets

- 7.110 This section provides information on the delivery of new community facilities, including open space, permissions granted this monitoring year for new or the loss of such facilities and an overview of the accessibility of key services and facilities to the resident population.
- 7.111 Ensuring the provision of community facilities and assets across the District is essential to the creation of sustainable communities. Central to the Council's Business Plan is the priority of "Enabling Communities" and through Local Plan policies which seek to deliver, develop, protect and enhance facilities, the Council can ensure that all members of the community can make use of these facilities.
- 7.112 Through the Community Right to Bid, local groups have the right to nominate land or property to be listed as an Asset of Community Value (ACV) if certain principles are met. Listing (for a maximum of 5 years) allows the community group time to express an interest in buying the asset when it comes up for sale and prepare and submit a bid for the asset. During this monitoring year seven assets have been listed, including public houses, meeting places and sports facilities. No nominations for listing were unsuccessful this year. An outline planning application for the redevelopment of Southwold police station ACV for housing was submitted this monitoring year and subsequently refused in October 2020 due in part as being contrary to Policy WLP8.22, which seeks the protection of existing community facilities and services in such uses. The [East Suffolk Community Asset List](#) provides a comprehensive list of all listed assets and further information is available at [www.eastsuffolk.gov.uk/community/community-rights/community-right-to-bid/how-the-right-to-bid-works/](http://www.eastsuffolk.gov.uk/community/community-rights/community-right-to-bid/how-the-right-to-bid-works/).
- 7.113 The existence of the Community Infrastructure Levy in each of the former Suffolk Coastal and Waveney areas has in most cases largely replaced the collection of financial contributions from planning obligations (Section 106 agreements). Further information on planning obligations and an online Section 106 database of all monies by town/parish can be found at [www.eastsuffolk.gov.uk/planning/s106/](http://www.eastsuffolk.gov.uk/planning/s106/).
- 7.114 For details of the CIL and planning obligations income and expenditure, please see the 2019/20 Infrastructure Funding Statement (add weblink when available)

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Applications permitting new / loss of	See table below			-

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
community services and facilities				
Applications permitting new / loss of open space including allotments	See table below			-
Proportion of population with access to different types of open space	The Waveney Open Space Needs Assessment (July 2015) provides a comprehensive assessment on the quantity, accessibility, and quality of open spaces. Work will be undertaken to further develop a standardised monitoring process across the district. This work will be informed by new evidence currently being produced for the Council, which includes an updated Open Space Assessment			
Proportion of population with access to key services and facilities	Work will be undertaken to further develop a standardised monitoring process across the district			
Number of cultural facilities in the District – applications permitting new / loss of cultural facilities	N/A	0 Loss 5 Gain	N/A	-
Cultural facilities indicator: museums, libraries and art galleries (use class D1); appropriate assembly and leisure uses (D2); theatres ( <i>sui generis</i> ).				

Applications permitting new / loss of community services and facilities.

Parish / Plan Ref	Gain, loss or enhancement	Description
Framlingham DC/19/3035/FUL	Enhancement/Loss	External and internal alterations including floorspace allocated to various uses
Grundisburgh DC/19/4773/OUT	Replacement	Demolition of existing village hall and erection of residential development. This application amends an existing condition (DC/16/1389/OUT) to allow for the sale of the site prior to completion of the new village hall (on land opposite)
Leiston DC/19/3066/FUL	Enhancement	New windows to leisure centre and new barrier and bollards to car park

Parish / Plan Ref	Gain, loss or enhancement	Description
Oulton Broad DC/19/2796/RG3	Enhancement	Provision of pedestrian and cycle bridge over railway at Oulton Broad North
Saxmundham DC/19/2685/FUL	Enhancement	Alterations to Saxmundham railway station building following fire
Trimley St Mary DC/19/2787/FUL	Enhancement	Renewal of planning permission for development of outdoor/indoor rifle range [relocation of existing indoor rifle club]
Indicator excludes A1 retail shops within designated shopping area i.e. town centres, district shopping centres, local shopping centres.		

Applications permitting new / loss of open space including allotments.

Parish / Plan Ref	Gain, Loss or Enhancement	Description
Beccles DC/18/4312/FUL	Gain	Residential development of 228 dwellings and public open space
Felixstowe DC/19/2226/CCC	Enhancement	Installation of multi-use games area
Gisleham DC/19/1894/CCC	Loss	Provision of additional car parking area
Heveningham DC/19/4130/FUL	Gain	Provision of multi-functional amenity space
Oulton DC/17/1680/ARM	Gain	Residential development of 220 dwellings and public open space
Oulton DC/18/2231/FUL	Gain	Residential development of 30 dwellings and public open space
Southwold DC/18/4621/FUL	Gain	Change of use of land as community garden, public car park and visitor information point
Trimley St Mary DC/19/2787/FUL	Enhancement	Renewal of planning permission for development of outdoor/indoor rifle ranges with associated infrastructure (relocation of existing facility)
Tunstall DC/20/0214/FUL	Enhancement	Installation of multi-use games area
Westerfield DC/18/3850/OUT	Gain	Residential development of up to 75 dwellings, open space and commercial floorspace

### Suffolk Coastal Local Plan

- 7.115 Poor access to services in rural and urban areas can contribute to social exclusion. The percentage of households more than 2km from key health amenities is high across the former Suffolk Coastal area, particularly in the rural areas. Accurate monitoring of the change in access to services is difficult, therefore further work is needed to develop a standardised monitoring process across the district.
- 7.116 The Green Flag Award<sup>6</sup> is a scheme which recognises and rewards well-managed parks and green spaces. Two sites in the former Suffolk Coastal district area have been awarded Green Flags in 2019, Felixstowe Seafront Gardens (Green Flag with Green Heritage Site Accreditation) and Bredfield Jubilee Meadow and Orchard (Green Flag Community Award).
- 7.117 The majority of planning applications approved in the financial year relating to community facilities and services were for enhancements to the existing facilities. An application in Grundisburgh (reference: DC/19/4773/OUT) approved a replacement village hall and an application in Framlingham (reference: DC/19/3035/FUL) approved the enhancement of the community facility but also the loss of some community space for business purposes.

### Waveney Local Plan

- 7.118 The Waveney Green Infrastructure Strategy (2015) identifies a list of recommended projects to improve green infrastructure<sup>7</sup> in the District. During 2019/20, a self-contained toddler play area has been delivered at Royal Green on the seafront in Kirkley, which benefitted from an allocation of funds from the district Community Infrastructure Levy.
- 7.119 Work officially commenced in January 2020 to deliver The Ness<sup>8</sup>, formerly known as the East of England Park. As well as providing play equipment and landscaping the area will include heritage interpretation, improved linkage and signage within the area including Ness Point, High Street via The Scores and Belle Vue and Sparrows Nest parks.
- 7.120 Works commenced February 2020 to build a replacement community centre in Bungay at Old Grammar Lane; the site was allocated in the previous Waveney Local Plan (BUN4, Site Specific Allocations 2011). Approval was first granted in September 2011 and following a number of scheme changes the final plans were approved June 2019 and Community Infrastructure Levy funds have been provided to bring the site forward. Once completed the current community centre site in

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<sup>6</sup> <http://www.greenflagaward.org.uk/>

<sup>7</sup> All types of green space which can be natural or man-made such as public and private green spaces; parks and gardens; play areas; village greens; playing fields; allotments cemeteries and churchyards etc.

<sup>8</sup> <https://www.lowestofttowncouncil.gov.uk/local-information/the-ness/>



Upper Olland Street is expected to be re-developed for housing as allocated in the previous Local Plan (BUN3).

- 7.121 Nicholas Everitt Park, Oulton Broad is the only site in the former Waveney area to receive the Green Flag Award.
- 7.122 The [Waveney Sustainability Appraisal](#) (Table 3.5) shows that the majority of the Waveney population are within walking and cycling distance<sup>9</sup> of six key services. This is because the majority of the population are within Lowestoft and the market towns where there is generally good service provision. However, “The Saints” area in the west have limited access to basic services and facilities and all parts of the District suffer from under provision / accessibility to some type of open space. Accurate monitoring of the change in access to services is difficult, therefore further work is needed to develop a standardised monitoring process across the district.
- 7.123 No applications permitted this monitoring year result in the loss of cultural facilities. Five applications have been approved for two art galleries in Lowestoft; expansion of Lowestoft Museum; provision of Beccles Men’s Shed and a visitor information point in Southwold.
- 7.124 ‘Cultural facilities’ is an umbrella term that covers a wide range of different uses and as a result it is difficult to identify trends from gains and losses, which can often be very different to each other. Nonetheless the increase in the provision will provide important new community facilities.
- 7.125 Overall, it appears that the policies covering community facilities and open space in the former Waveney area are working well. There are few examples of open areas being detrimentally harmed or lost due to development. The Waveney Local Plan will continue to protect community facilities and open space through policies WLP8.22 Built Community Services and Facilities and WLP8.23 Protection of Open Space.

## Community Facilities and Assets Summary

The Council consider that the policies which provide for the continued provision of community facilities and assets across the District are performing well. These policies are fundamental to successful and healthy communities and give areas an identity. The policies do not distinguish between urban and rural communities, but the Council is aware that facilities in rural parts of the District are likely to come under greater pressure over the plan period – due in part to the smaller populations found in rural areas. In urban areas, the demand for community facilities can be greater due to a more concentrated population.

<sup>9</sup> Walking distance – up to 400 metres; Cycling distance – between 400m and 2km



### **Next steps**

- Continue to work with Active Communities Team to maintain and enhance community facilities across the District, particularly in rural areas.
- Encourage communities to identify Assets of Community Value in their areas.
- Continue to support communities through the preparation of Neighbourhood Plans.
- Work with partner organisations to ensure that funding for community facilities and assets is made available at the appropriate time.
- Further develop a standardised monitoring process of accessibility to key services & facilities and open space.

## Climate Change

- 7.126 This section provides information on renewable energy instalments, the implementation of energy and water efficiency standards, and assessments of applications at risk of coastal erosion and flood risk.
- 7.127 The Council, as a Risk Management Authority, is responsible for addressing coastal erosion and coastal flooding across the District. The Council, in its role as Coastal Erosion Risk Management Authority, has identified a Coastal Change Management Area, in line with national policy. This is identified on the Policies Maps of the Suffolk Coastal Local Plan and the Waveney Local Plan.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
New schools or offices of 1,000m <sup>2</sup> or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent (submission of post construction certificate)	N/A This is a new indicator in the recently adopted Suffolk Coastal Local Plan (and applies to all new non-residential development) and will be reported in future AMRs	No relevant schemes have completed this monitoring year	N/A	-
Sustainability Statement to be submitted with applications for 10 or more homes	This is a new indicator in the Waveney Local Plan. An assessment of relevant schemes within the Waveney Local Plan area are provided below			
Number of renewable energy schemes permitted [commercial]	1 (150kw)	0	1 (150kw)	-
Applications permitted in flood zones – planning applications approved against	0	0	0	<a href="https://www.gov.uk/government/organisations/environment-agency">GOV.UK Environment Agency objections to</a>

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Environment Agency advice on the basis of flood risk				<a href="#">planning applications</a>
Number and type of permissions granted within the Coastal Change Management Area	No relevant planning applications determined	1 x householder 1 x retail 3 x tourism use	N/A	-
Number of replacement homes permitted under coastal relocation / replacement policy	No relevant planning applications determined	1 application determined and approved subject to legal agreement but decision not issued within monitoring period	N/A	-
Carbon dioxide emissions – Total for all sectors (2018)	N/A	N/A	1,058kt	<a href="#">National Atmospheric Emissions Inventory</a>

Renewable energy: Not all renewable energy installations require planning permission, so it is not always possible to accurately monitor renewable energy capacity. As a result of changing Government subsidies for small scale renewable energy schemes, applications for this type of development are no longer likely to be as attractive as they once were

Carbon dioxide emissions: This indicator measures total greenhouse gas in kilotonnes of CO<sub>2</sub> equivalent. Total greenhouse gas emissions are composed of CO<sub>2</sub> totals excluding short-cycle biomass burning (such as agricultural waste burning) but including other biomass burning (such as forest fires, post-burn decay, peat fires and decay of drained peatlands), all anthropogenic CH<sub>4</sub> sources, N<sub>2</sub>O sources and fluorine based-gases (HFCs, PFCs and SF<sub>6</sub>). (Source: [landportal.org](http://landportal.org) / N.A.E.I)

### Suffolk Coastal Local Plan

- 7.128 Preventing inappropriate development in areas at risk of flooding is key to minimising the impact of climate change. The Environment Agency originally objected on flood risk grounds to five planning applications during 2019-20. However, the Environment Agency withdrew their objections following either the submission of further information or the proposed imposition of a planning condition

three of these, which were then subsequently permitted. The other two applications were refused by the Council either on the basis of insufficient information in the flood risk assessment (FRA) to assess the application, or in the absence of such documentation.

- 7.129 The renewable energy scheme permitted, as identified in the above table, is for the change of use of an agricultural building to house a biomass boiler to provide heating for a bed-and-breakfast and holiday let business.
- 7.130 The energy efficiency of all new and renovated buildings for residential and non-residential use is covered by Building Regulations. All developers must build and renovate to Building Regulation standards. The setting of Building Regulations is not within the control of the Council. However, Local Planning Authorities can, through planning policy in Local Plans, set energy performance standards for new housing that are higher than Building Regulations, but only up to the equivalent of Level 4 of the, now withdrawn, Code for Sustainable Homes (approximately 20% above current Building Regulations). In the recently adopted Suffolk Coastal Local Plan 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 CO<sub>2</sub> emissions below the Target CO<sub>2</sub> Emission Rate (TER) set out in current Building Regulations. All new non-residential developments of 1000m<sup>2</sup> or more floorspace are required to achieved BREEAM 'Very Good' standard or equivalent.
- 7.131 Outside the monitoring period, the recently adopted Suffolk Coastal Local Plan (September 2020) includes Policy SCLP9.3 Holistic Water Management which details the expectation that new development incorporate water efficiency and re-use measures to maximise the opportunities to reduce water use.

#### Waveney Local Plan

- 7.132 Policy WLP8.28 Sustainable Construction requires the submission of BREEAM postconstruction certificates for non-residential new build developments of 1,000m<sup>2</sup> or more floorspace to be secured as a planning condition. No relevant schemes have completed during 2019/20.
- 7.133 Policy WLP8.28 also requires the submission of a Sustainability Statement for new major development to demonstrate how the development can reduce its impact on the environment. Three major residential schemes have been permitted this monitoring year and a variety of energy statements/documentation has been submitted as supporting documentation. An updated planning application validation checklist for East Suffolk dated October 2020 is [available online](#) and will help ensure that Sustainability Statements submitted demonstrate how sustainability of the development has been considered by the applicant.

- 7.134 The Environment Agency objected to three applications on the basis of flood risk this monitoring year and following the submission of additional/revised documentation withdrew their objections to two applications. A technical meeting with stakeholders involved in the project resulted in the Agency's holding objection on the final application. Two of the applications involve the protection of areas of Lowestoft from fluvial or tidal flood risk as part of the Lowestoft Flood Risk Management Project.
- 7.135 Five planning applications have been permitted within the Coastal Change Management Area (Policy WLP8.25) this monitoring year for minor development related to existing tourism, commercial or residential uses. Of note is an application for the placement of a single rock groyne as part of a coastal protection scheme for the Potter Leisure Resort (Hopton, Norfolk) to help protect the eroding coastline at Hopton-on-Sea following the severe depletion of beach and eroding cliff face. The application has been submitted as part of a large masterplan and works that have been approved and carried out at the adjacent cliffs at Hopton (which is within the adjoining Great Yarmouth Borough Council area).
- 7.136 Minimising inappropriate development in areas at risk of coastal erosion is an important part of managing climate change. It has not been necessary to refuse any planning applications based on Policy WLP8.25 Coastal Change Management Area and no planning permissions are considered contrary to policy.
- 7.137 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. An outline planning application was submitted in March 2019 and approved by Planning Committee in March 2020 subject to legal agreement. However, the decision has not been issued within the current monitoring period.
- 7.138 Lowestoft has significant areas within Flood Zone 3. Construction of a new pumping station and flood wall to reduce the risk of future flooding to homes along Kirkley Stream in Lowestoft is underway. Ground investigation works for the tidal flood walls began in May 2020 and East Suffolk Council has also been awarded £43 million by the Government to deliver tidal flood walls and a tidal barrier. The construction of the flood defences is expected to get underway in 2021 and will, when complete (expected to be in 2025), significantly reduce the risk of tidal flooding to areas adjacent to Lake Lothing, including the Kirkley Waterfront and Sustainable Urban Neighbourhood.

## 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 [www.eastsuffolk.gov.uk/news/east-suffolk-to-battle-climate-change/](http://www.eastsuffolk.gov.uk/news/east-suffolk-to-battle-climate-change/).

The Council continues to address climate change through proactive policies in the Local Plans which promote sustainable construction techniques and the use of renewable technologies across the district. The impacts of climate change are being seen through the impact of coastal erosion and flooding in areas at risk. East Suffolk Council is at the forefront of the Energy Sector and works in partnership with energy companies and providers to deliver schemes and projects that address the implications of climate change.

An [Environmental Guidance Note](#) has been developed which provides simple, concise information on a range of key environmental topics for developers. The guidance has been developed in consultation with Building Control, Development Management, Design and Conservation, Environmental Protection, Ecology, Housing, Asset Management and Building Maintenance. The guidance has been produced to support the environmental vision of this council and in response to the climate emergency as declared by the Council in July 2019.

Despite the Environment Agency issuing objections on the basis of flood risk for a number of planning proposals, no planning applications were approved against Environment Agency advice on flood risk. This shows that the Council is addressing concerns raised by the Environment Agency.

### Next steps

- The Environmental Guidance Note was presented to Full Council in November 2020 for endorsement
- Develop East Suffolk Sustainable Construction Guidelines/Supplementary Planning Document
- 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)
- Develop processes to ensure climate change indicators can be effectively monitored

## Design

- 7.139 This section provides information in relation to the effective monitoring of design quality. As Local Planning Authority, the responsibility for consenting development requiring planning permission rests on the Council's shoulders, to which the quality of design 'is fundamental to what the planning and development process should achieve' (paragraph 124 of the 2019 Framework). Planning policies are in place to support delivery of high-quality design and resist poor design in the district. The Council recognises and rewards high quality design and building conservation through the Quality of Place Awards, which have been operating in the former Suffolk Coastal area since 2010 and across the whole of East Suffolk from 2019. Further information about the Quality of Place Awards and details as regards nomination of a scheme can be found at [www.eastsuffolk.gov.uk/planning/design-and-conservation/quality-of-place-awards/](http://www.eastsuffolk.gov.uk/planning/design-and-conservation/quality-of-place-awards/).
- 7.140 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. The M4(2) Building Regulation standard is encompassed within Policy SCLP5.8 Housing Mix of the recently adopted Suffolk Coastal Local Plan and the Waveney Local Plan makes provision within Policy WLP8.31 Lifetime Design. The specific policy requirement is consistent across both the emerging Suffolk Coastal Local Plan and adopted Waveney Local Plan therefore the monitoring approach taken should be the same across both Local Plans.
- 7.141 Building for Life 12 is a tool used to assess the design quality of new major residential developments. It details 12 criteria through which developments are evaluated, ranging from consideration of the connections through development into the existing public realm, to ensuring the adequate provision and siting of external bin storage. A traffic light system is used to show the outcome in each criterion. Green scores indicate the design of the scheme responds positively to the criterion, amber scores indicate that there is clear evidence of local constraints on the scheme beyond the control of the applicant that prevent it from achieving a green score, and red scores identify aspects of a proposal that need to be changed and where the scheme design at the time of assessment fails to respond positively to the criterion in question. Further information can be found at [www.designcouncil.org.uk/resources/guide/building-life-12-third-edition](http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition).
- 7.142 During 2019/20, 73 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	East Suffolk
Major residential developments performing positively against Building for Life 12 guidelines	These are new indicators in the Waveney Local Plan and recently adopted Suffolk Coastal Local Plan. An assessment of relevant schemes within the Waveney Local Plan area is provided below		
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			

#### Suffolk Coastal Local Plan

- 7.143 In the recently adopted Suffolk Coastal Local Plan Policy SCLP11.1 Design Quality aims to ensure development proposals 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. Embedded in Policy SCLP11.1 is a requirement for Building for Life 12 to be used to assess the design quality of new major residential developments. Proposals are expected to perform positively when assessed against Building for Life 12 guidelines. Developments should avoid red outcomes unless there are exceptional circumstances. All Building for Life 12 assessed schemes will also be reviewed once built out and compared to the initial assessment.
- 7.144 In the recently adopted Suffolk Coastal Local Plan Policy SCLP11.2 Residential Amenity sets out the considerations to be made when ensuring development proposals do not cause an unacceptable loss of amenity to future occupiers of new development and existing and future occupiers of development in the vicinity.

#### Waveney Local Plan

- 7.145 The Waveney Local Plan includes a number of policies (WLP8.29 to WLP8.31) to ensure that high quality design is achieved in new development
- 7.146 Policy WLP8.29 Design expects new development to demonstrate high quality design and provides a framework of good design principles to be applied to the design of all new development. These principles take in matters including understanding of form; responding to local context; landscaping; amenity; public safety and crime; and highway layout amongst others. Furthermore, the policy states that major residential developments will be supported where they perform positively against Building for Life 12. This monitoring year, two schemes of 10 or more dwellings have been approved



and deemed compliant with the design policy (WLP8.29). It is expected that future proposals will be assessed against Building for Life 12 guidelines as part of the assessment of the application.

- 7.147 Policy WLP8.31 Lifetime Design seeks development proposals to support the needs of older people and those with dementia, where appropriate. The policy also requires developments of 10 or more dwellings to provide 40% of the dwellings to the requirements of part M4(2) of the Building Regulations. In this monitoring year, three proposals for 10 or more dwellings have been permitted and should have provided such. One scheme for an extra care village (care home and dwellings) provides all dwellings to level M4(2) and the nature of the scheme ensures the design supports those with dementia. Two other schemes, for 16 affordable homes and 27 market homes respectively, appear to miss an opportunity to provide a mix of dwellings to support residents through changing needs.

## Design Summary

Achieving well-designed developments is a fundamental element of creating excellent places, within which people want to live, work and play. Delivering such developments requires an understanding of the principles of good design, expressed succinctly within the Building for Life 12 Guidelines.

Through the application of the Building for Life 12 Guidelines in concert with the other provisions of both SCLP11.1, WLP8.29 and other design policies, the Council will be able to monitor design quality across the District which will help identify both opportunities and constraints to achieving high quality design.

### Next steps

- Implementation of design policies to ensure delivery of development of high design quality including supporting people throughout their lifetime
- Develop Local Plan site allocation Development Briefs
- Develop East Suffolk Sustainable Construction Guidelines / Supplementary Planning Document
- Develop an East Suffolk Cycling and Walking Strategy
- Develop processes to ensure new design indicators can be effectively monitored

## Natural Environment

- 7.148 This section provides information on the adoption of habitat mitigation, a baseline of environmental designations and planning permissions allowed within defined gaps and areas to be protected from development.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Habitat mitigation (Adoption of Recreational Disturbance Avoidance and Mitigation Strategy)	Future Authority Monitoring Reports will report on the collection and spend of receipts on projects			
Designated land (hectares)	Area of Outstanding Natural Beauty		37,214	<a href="#">Natural England website</a>  <a href="#">Suffolk Biodiversity Information Service website</a>
	Special Protection Areas		10,709	
	Special Areas of Conservation		4,422	
	Sites of Special Scientific Interest		11,672	
	Ramsar Sites		6,440	
	County Wildlife Sites		7,450	
Number of applications permitted within gaps – Coalescence of Settlements [excluding householder applications]	N/A	1 application (housing allocation WLP4.1)	N/A	-
Number of applications permitted in areas to be protected from development as identified on the Suffolk Coastal Local Plan Policies Map. [excluding householder applications]	3 applications	N/A	N/A	-

### Habitat mitigation in East Suffolk

- 7.149 Suffolk contains extensive areas of nationally and internationally protected landscapes and habitats. 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.
- 7.150 The Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) has been developed with East Suffolk Council, Ipswich Brough Council, Babergh District Council and Mid Suffolk District Council. The RAMS document identifies a 13km 'Zone of Influence' (ZOI) 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 (SAC)
  - Deben Estuary SPA and Ramsar site
  - Minsmere to Walberswick Heaths and Marshes Special Area of Conservation (SAC)
  - Minsmere - Walberswick SPA
  - Orfordness - Shingle Street SAC
  - Sandlings SPA
  - Stour and Orwell Estuaries SPA and Ramsar site
- 7.151 The RAMS Executive Board, which oversees the project and delivery of the mitigation, has been established and is now working on developing a framework for taking forward the implementation of the RAMS mitigation measures. East Suffolk Council have worked in partnership with Ipswich Borough Council to draft a RAMS Supplementary Planning Document (SPD). This SPD will support 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. Consultation on the East Suffolk SPD was delayed due to Covid-19 so did not commence until after the after the monitoring year (October 2020).
- 7.152 The RAMS project includes separate arrangements for monitoring the collection and spend of the tariff and this will be reported through the RAMS Executive Board. Future Authority Monitoring Reports will summarise the overall collection and spend. Further information can be found at [www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/](http://www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/).

- 7.153 This monitoring year, three applications have been permitted within areas identified on the Policies Map as areas to be protected from inappropriate development. Two approved schemes are minor development within residential curtilages or school grounds and considered to be policy compliant. The final application is for the redevelopment of land and buildings formerly used as part of a garden centre in Woodbridge to 24 flats. Although the decision was finally issued in January 2020 the planning application had been approved by Planning Committee in 2017, subject to finalising the S106 legal agreement.

#### Waveney Local Plan

- 7.154 Policy WLP8.36 Coalescence of Settlements aims to protect the identity and character of separate settlements. One application has been approved between the settlements of Holton and Halesworth on an allocated site for a mix of uses including health care, residential and sports facilities. Although the site sits within the gap between Halesworth and Holton, the fields comprising the eastern part of the site are well screened with mature vegetation and the placement of open space here will limit the impact on the landscape and the potential for coalescence between Halesworth and Holton.
- 7.155 Overall, policies covering the natural environment in the former Waveney area appear to be working well. Permissions within gaps should not increase urbanising effects. While there is a large proportion of the District under protected designations, the Waveney Local Plan includes policies which protect valuable landscapes and biodiversity and encourage biodiversity gains where possible. These will ensure that development takes account of the natural environment and mitigates any impacts that occur, especially when development takes place in designated areas. A number of sites allocated in the Local Plan also require new open spaces to be provided which will enhance the biodiversity offer of the District.

### 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 that 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 new 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 adopting the Recreational Disturbance Avoidance and Mitigation Strategy.

The Environment Bill is being debated in Parliament, therefore it is not known when the national requirement for Biodiversity Net Gain on development sites will be introduced. Both Local Plans contain policies that ensure the protection of the natural environment and encourage net gains where possible. Once Biodiversity Net Gain becomes a requirement, the Council will take necessary measures to implement this requirement.

#### **Next steps**

- Adoption of Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document
- Develop indicators to monitor the implementation of RAMS
- Implementation of Biodiversity Net Gain where practicable

## **Historic Environment**

- 7.156 A heritage asset is defined in the Government's 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; that is those identified by the local planning authority as having local interest.
- 7.157 The Planning Practice Guidance states that in the case of buildings, the significance of non-designated heritage assets should, ideally, be judged against the local planning authority's published criteria. 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 Council, as local planning authority, can identify any other kind of non-designated heritage asset.
- 7.158 Following public consultation, a number of changes to Woodbridge and Yoxford conservation areas have been approved this monitoring year. In addition, a supplement to the existing Woodbridge Conservation Area appraisal and new replacement Conservation Area appraisals for Felixstowe, Holton, Homersfield, Wissett and Yoxford have been approved. Further information on Conservation Areas, listed buildings and non-designated heritage assets can be found at <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/>.
- 7.159 During 2019/20 the initial consultation for the East Suffolk Historic Environment Supplementary Planning Document (SPD) was held and the SPD was drafted.

- 7.160 Of the 114 appeal decisions in East Suffolk over 2019/20 monitoring period, 27 cited the effects of heritage assets as a main issue for consideration. In 18 of the 27 decisions, the Inspector dismissed the appeal either wholly or in part due to the identified harm to heritage asset(s).

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Number of Conservation Areas at risk (2020)	0	1 (Lowestoft North)	1	<a href="#">Historic England Heritage at Risk Register 2020</a>
Number of Listed Buildings and other Heritage Assets on the 'at risk' register	16	8	24	<a href="#">Historic England Heritage at Risk Register 2020</a>
Loss of non-designated heritage assets	Work will be undertaken to further develop a standardised monitoring process across the district			
Number of identified non-designated heritage assets	Work will be undertaken to further develop a standardised monitoring process across the district			

#### Suffolk Coastal Local Plan

- 7.161 In March 2008 English Heritage identified Felixstowe South as an area with a distinctive character that warranted consideration for a new separate conservation area designation. Following consultation in 2009, the Felixstowe South Conservation Area was designated on 12<sup>th</sup> June 2009. The Felixstowe South Conservation Area was on the Heritage at Risk Register since 2010 due to lack of maintenance and the poor condition of many of the buildings there. However, the Heritage at Risk Register 2020 no longer lists the Felixstowe South Conservation Area.
- 7.162 St Margaret's Chapel, Wenhamton with Mells, has been removed from Historic England's Heritage at Risk Register 2020 following repair.
- 7.163 The recently adopted Suffolk Coastal Local Plan policies SCLP11.3 to SCLP11.8 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.

#### Waveney Local Plan

- 7.164 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 Guide was prepared and has now been adopted in July 2020. It can be viewed via the following link: <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>
- 7.165 In September 2019 Historic England also designated south Lowestoft as a High Street Heritage Action Zone. Comprising the majority of the South Lowestoft Conservation Area the South Lowestoft HAZ will benefit from a detailed five-year delivery plan to restore and bring back into use historic buildings and routes, through considerable financial and technical support from Historic England.
- 7.166 Two places of worship have been removed from Historic England's Heritage at Risk Register 2020 following repair work – Church of Our Lady Star of the Sea (Lowestoft) and Church of St Margaret (Herringfleet). However, Church of St Andrew (Mutford) has been added to the Register.
- 7.167 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.

## 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. Felixstowe South Conservation area has been removed from Historic England's Heritage at Risk Register, and North Lowestoft Conservation Area remains listed as at risk. However, 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 regeneration. Work is also ongoing to identify heritage assets that are at risk and ensure their restoration and protection.

### Next steps

- Adoption of East Suffolk Historic Environment Supplementary Planning Document
- Work will be undertaken to further develop a standardised monitoring process in relation to non-designated heritage assets across the district

- Early work on the recently designated South Lowestoft Heritage Action Zone

## Health

- 7.168 Health and wellbeing is a key theme running throughout the Suffolk Coastal and Waveney Local Plans. Both the former Suffolk Coastal and Waveney district areas face challenges relating to an ageing population (28% of the District's population are over 65, compared with an average of 20% at East of England level, and 18% at national level), adult and child obesity, a high proportion of the population with a limiting long-term illness or disability, and inactivity. The District also faces challenges relating to pockets of deprivation undermining health outcomes, which are particularly significant in respect of life expectancy differences between some wards in the former Waveney district area.
- 7.169 The Sustainability Appraisals for the Suffolk Coastal and Waveney Local Plans identified high-level objectives for addressing identified health and wellbeing issues through Local Plan policy, and a suite of recommended indicators to monitor progress against these objectives. The full list of objectives and indicators can be found in Appendix 3.
- 7.170 Indicators that are related to health but are listed within other sections of this Report include accessibility to open space, travel to work modes, improvements to pedestrian and cycle routes, and public rights of way and design policies (which promote inclusive spaces for people of all ages and abilities which will support physical and mental health and wellbeing). The Suffolk Coastal Local Plan Sustainability Appraisal also includes two air quality indicators.
- 7.171 The following annual monitoring indicators reported in the table below are those that are common to and key to the achievement of health and wellbeing objectives identified in both Local Plans, and where possible the data relates to the new East Suffolk district area, rather than the two former district areas. Three new wellbeing indicators (anxiety, happiness and life satisfaction) have been added this year to ensure a more complete picture of the different aspects of personal and population health and wellbeing are being monitored.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Life expectancy at birth (age <1) (2017-2019)	N/A	N/A	80.7 Males 83.8 Females	<a href="#">ONS, Life expectancy estimates, all ages, UK</a>



Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Participation in physical activity (active an average of 150+ minutes a week)	N/A	N/A	60.7% (Nov 2018 – Nov 2019)	<a href="#">Sport England Active Lives Survey</a>
Percentage of adults (18+) classified as overweight or obese (2018-19)	N/A	N/A	63.3%	<a href="#">Public Health England, Public Health Profiles</a>
Prevalence of overweight including obesity among children in Year 6 (age 10-11 years)	N/A	N/A	28.8% (2018/19)	<a href="#">National Child Measurement Programme</a>
Anxiety (“On a scale where 0 is “not at all anxious” and 10 is “completely anxious”, overall, how anxious did you feel yesterday?”) (Mean) (April 2019-March 2020)	2.93	3.54	N/A	<a href="#">ONS, Personal well-being estimates by local authority (Annual Population Survey)</a>
Happiness (“Overall, how happy did you feel yesterday?”) (Mean) (April 2019-March 2020)	7.52	7.55	N/A	

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Life Satisfaction ("Overall, how satisfied are you with your life nowadays?") (Mean) (April 2019-March 2020)	7.57	7.74	N/A	
Number of designated Air Quality Management Areas (AQMAs)	2	0	2	<a href="#">East Suffolk Air Quality Reports</a>
Number of locations at or above any of the national Air Quality Objectives for England (2019 Air Quality Annual Status Report)	0	0	0	<a href="#">East Suffolk Air Quality Reports</a>
Number of nitrogen dioxide (NO <sub>2</sub> ) monitoring sites within 10% of the annual mean Air Quality Objective (sites above 40µg/m <sup>3</sup> ) (2019 Air Quality Annual Status Report )	0	0	0	<a href="#">East Suffolk Air Quality Reports</a>

7.171 The Office for National Statistics (ONS) dataset on life expectancy estimates for people of all ages in the UK show that, in East Suffolk, people under the age of one year between 2017-2019 can expect to live to 83.3 years of age if they are female, or 80.7 years of age if they are male. These figures are

similar to the averages for England at 83.4 years of age if they are female, and 79.7 years of age if they are male.

- 7.172 The Sport England Active Lives Survey findings from the period of November 2018 to November 2019 show that 60.7% of adults in East Suffolk were physically active (undertaking at least 150 minutes of at least moderate intensity exercise per week), which is below the national average of 63.3% for the same period. The proportion of adults in East Suffolk that were considered inactive (less than 30 minutes of at least moderate intensity exercise a week) was 26.8%, which is higher than the national average of 24.6% over this period.
- 7.173 The Public Health England Public Health Profile dataset shows that the percentage of East Suffolk adults (aged 18+) classified as overweight or obese between 2018-19 was 63.3%, which is the same as the East of England average, but is slightly higher than the national average of 62.3% over this period.
- 7.174 The findings of the Government's National Child Measurement Programme, which annually measures children in Reception (aged 4-5 years) and Year 6 (aged 10-11 years) in state-maintained schools in England, showed a general slight increase nationally of obesity in children of both Reception (4-5 years) and Year 6 (10-11 years) age over the 2019-20 school year. Figures were not available at District level for the 2019-2020 school year (the proportion of East Suffolk Year 6 children that were overweight or obese in the 2018-19 school year was 28.8%, as shown above), though this information was available at county level – with the combined prevalence rate for overweight and obesity in children at Reception and Year 6 age being at 21.5% (England average 23%) and 31.8% (England average 35.2%) respectively. The programme found nationwide that children living in the most deprived areas were more than twice as likely to be obese than those living in the least deprived areas.
- 7.175 Results from the ONS Annual Population Survey for the three wellbeing indicators that have been added into the AMR this year (mean scores for anxiety, happiness and life satisfaction for the April 2019 to March 2020 period) show decreases in happiness and life satisfaction within the two former district areas compared with the previous year. However, the reported mean scores for happiness and life satisfaction for both former district areas were both similar to the averages for England. Reported anxiety levels in both former district areas have increased from the previous year, though these scores are still considered by the study's methodology to be 'low' (under an average mean score of 4). The former Suffolk Coastal area's average mean score for anxiety (2.93) was slightly lower than the average mean score for the East of England (3.04) and England (3.05), though the former Waveney area's was higher (3.54).
- 7.176 Air quality in the District is generally good. 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/m<sup>3</sup> in 2018 or 2019.

- 7.177 The main source of emissions within the District is road traffic, which means that the pollutants of concern are nitrogen dioxide (NO<sub>2</sub>) and particulate matter; within the town of Felixstowe, emissions from and associated with the Port are also a source of these two pollutants.
- 7.178 There are two small localised areas within the former Suffolk Coastal area where the objective set for annual mean nitrogen dioxide (NO<sub>2</sub>) has been exceeded in the past and Air Quality Management Areas (AQMAs) are currently declared:
- Several houses on the road junction of Lime Kiln Quay Road, Thoroughfare and St. John's Street in Woodbridge (Woodbridge Junction)
  - Four residential properties within Long Row, Main Road (A12) in Stratford St Andrew.
- 7.179 However, NO<sub>2</sub> levels for the Woodbridge AQMA have reduced since 2014 and have now been below the objective level for 5 years, with the average for 2019 34µg/m<sup>3</sup>. Stratford St Andrew AQMA NO<sub>2</sub> concentrations fell below the objective for the first time in 2017 (39µg/m<sup>3</sup>) and again in 2018 (37.7µg/m<sup>3</sup>) and 2019 (36µg/m<sup>3</sup>).

## Health Summary

Life expectancy in the district is similar to the national average. Activity levels are lower than the national average, though this should be considered in the context of a relatively ageing population, and a population with a relatively high proportion of people managing limiting long-term illness or disability.

Nationally, activity levels had been increasing until coronavirus restrictions were introduced in March 2020, which led to unprecedented drops in activity during the first few weeks of full lockdown between mid-March and mid-May ([Sport England, Coronavirus \(Covid-19\) Report, 2020](#)). Any subsequent lockdowns that may occur would be likely to have a similar impact; the Council will be able to report on any longer term trends that may arise as a result of lockdown periods in the District in future AMRs.

Adult overweight and obesity levels are slightly higher than the national average, though child overweight and obesity levels were lower. Reported levels of happiness and life satisfaction decreased over the monitoring period, and anxiety increased. However, these levels are not significantly different to the averages for England.

There is a continued positive trend in air quality remaining below the annual mean concentration objective level for nitrogen dioxide of 40µg/m<sup>3</sup>.

**Next steps**

- Implement Local Plan policies to continue to improve health outcomes for the district
- Review and improve the range of indicators being monitored

## Nationally Significant Infrastructure Projects

7.180 This section provides a summary of the nationally significant infrastructure projects within East Suffolk.

**Offshore wind**

7.181 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. This enabled the Council to ensure that hedge lines were re-instated and there was no adverse impact, particularly in relation to the route near watercourses. There were a couple of locations where unacceptable noise was reported; working with the promoter and the Council's Environmental Health team, the Council sought to minimise adverse impacts, where identified. 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. Once fully operational there are no terrestrial elements of the project within East Suffolk to result in any necessary ongoing monitoring by the Council. The cable corridor through East Suffolk has predominantly been returned to the landowners and reinstated to the Council's satisfaction.

7.182 The East Anglia Hub Strategy has been announced to deliver the consented but not-yet-constructed East Anglia Three offshore windfarm and East Anglia One North and East Anglia Two, which are also not yet consented but have been submitted to the Planning Inspectorate to go through the Development Consent Order process. The Hub concept will enable the accelerated development of these projects and increase efficiencies. Together, if consented, the East Anglia Hub would generate 3.14 gigawatts of green electricity to the National Grid. East Anglia One North and East Anglia Two will be going through the consenting process during 2020 – 2021.

**Nuclear energy**

7.183 During 2019/20, the Sizewell C new nuclear power station (EDF Energy) proposal progressed through a fourth and final round of public consultation prior to submission to the Planning Inspectorate to go through the Development Consent Order process. The formal application was accepted in June 2020

and consideration under this regime will be ongoing throughout 2020 – 2021 (a consultation on some changes to the DCO ran from November-December 2020). There are obviously a number of important issues that the Council has been discussing with EDF, and will continue to consider and comment on during the DCO consideration process, including (but not limited to): 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; and the potential transport implications (during construction).

- 7.184 The Council is also working closely with the promotor to ensure the social impacts of the proposal, particularly during construction, on local communities are minimised and, where appropriate, mitigated. In addition, the potential economic development benefits of the project are being closely worked upon with the promotor, particularly on improvements to the skills and education offering in East Suffolk and boosting employment opportunities for the District resulting from the construction programme. The Council is working 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.
- 7.185 A major planning application for relocating facilities at the Sizewell B nuclear power station (related to the Sizewell C proposal) was approved by the Council in November 2019. The application was then subject to a legal challenge (judicial review), but the High Court dismissed the challenge (on 1<sup>st</sup> October 2020).

### **Interconnectors**

- 7.186 There has been ongoing preliminary discussions with National Grid Ventures on their proposed interconnector projects – Nautilus and Eurolink. Nautilus is proposed to provide energy exchange between Belgium and the UK and Eurolink is proposed to provide energy exchange between the Netherlands and the UK. The Nautilus proposal is expected to progress to a formal round of public pre-application consultation in 2020 – 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 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.

### **Lake Lothing Third Crossing (Lowestoft)**

- 7.187 The third crossing over Lake Lothing will help alleviate traffic congestion in the town, improve connectivity and help deliver regeneration sites. It will be higher than the existing bascule bridge so reducing the number of times it will be required to lift to allow vessels to pass through. The Examination period commenced in December 2018 and ended June 2019. The Secretary of State issued the granting of the Development Consent Order on 30<sup>th</sup> April 2020. Following a competition with local schools, the name of the bridge, “Gull Wing”, was announced. The contractor was announced in September 2020 and work is planned to begin in spring 2021 and expected to be complete by summer 2023.
- 7.188 Further details can be found on the individual project websites and the Council’s website <https://www.eastsuffolk.gov.uk/planning/> - Sizewell Nuclear Power Station or Offshore Windfarms pages.

## Delivery of infrastructure projects

- 7.189 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.
- 7.190 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 (insert weblink when known). Key infrastructure projects are identified in the table below.
- 7.191 The Suffolk Public Sector Cloud project is being coordinated by Suffolk County Council. This project is installing ultrafast (fibre to the premises) broadband to all public sector premises across 10 Suffolk towns including Lowestoft, Woodbridge and Felixstowe. Framlingham is a Digital Towns pilot; this is a free WiFi scheme provided by the Town Council supported by Framlingham Business Association and East Suffolk Council. It will provide connectivity across the zone which should encourage footfall to the benefit of local businesses.

Infrastructure project	Delivery progress	Link to further information
Suffolk Coastal Local Plan		

Infrastructure project	Delivery progress	Link to further information
Double tracking of the Felixstowe branch line and upgrade of level crossings (Network Rail)	Complete.	<a href="#">Network Rail</a>
A12 improvements east of Ipswich	<p>i) Improvements to various junctions as part of Brightwell Lakes development. £19.75m secured by Suffolk County Council through the Housing Infrastructure Fund from Homes England</p> <p>ii) 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.</p>	<a href="#">Suffolk County Council</a>
A14 junction improvements	Improvements at Copdock identified in the Suffolk Coastal Core Strategy and in the new Suffolk Coastal Local Plan). DfT have identified improvements to the Copdock junction in the Roads Investment Strategy 3 pipeline.	<a href="#">DfT RIS2</a>
Waveney Local Plan – Policy WLP1.3 Infrastructure		
Lowestoft Flood Risk Management Project	<p><u>Tidal</u>: Planning permission granted January 2020 for construction of flood walls around the Outer Harbour (DC/19/2753/RG3). £43m Government funding awarded July 2020.</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.</p>	<a href="#">Lowestoft Flood Risk Management Project</a>
Brooke Peninsula Pedestrian and Cycle Bridge	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	
Normanston Park Pedestrian and Cycle Bridge	Planning permission granted November 2019 (DC/19/2796/RG3)	



Infrastructure project	Delivery progress	Link to further information
Beccles Southern Relief Road	Complete (opened September 2018)	
A47 improvements between Lowestoft and Peterborough	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.	<a href="#">Norfolk County Council</a> <a href="#">DfT RIS2</a>
Improvements to the A146 between Lowestoft and Norwich	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 the 2020-2025 period. Initial key stakeholder engagement is proposed and this will inform options to be considered as part of the Strategic Outline Business Case. Future scheme development and consultation is anticipated in 2021/22.	

#### Suffolk Coastal Local Plan

- 7.192 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.
- 7.193 A14 junction improvements at Copdock are identified in the Suffolk Coastal Core Strategy and has been identified in the pipeline for Roads Investment Strategy 3 by the Department for Transport. RIS 3 will cover the period 2025 to 2030.
- 7.194 In October 2019 £19.75m of funding was awarded through the Housing Infrastructure Fund to forward fund highways works related to the development of Brightwell Lakes. This relates to the upgrading of junctions to support the delivery of Brightwell Lakes as identified in the approved

outline planning application. The funding is awarded to Suffolk County Council with costs to be recovered as the development is built out.

- 7.195 Consultation on options for the Ipswich Northern Routes was undertaken in summer 2019, but a subsequent decision not to progress with the scheme was taken formally by Suffolk County Council's Cabinet in February 2020

#### Waveney Local Plan

- 7.196 Construction has begun on some of the infrastructure (along Kirkley Stream) that will make up the Lowestoft Flood Risk Management Project. This project will provide greater protection from flooding from the sea, rivers and extreme rainfall. Completion of the project is currently anticipated for 2023.
- 7.197 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.
- 7.198 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.

### 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 for the Lake Lothing Third Crossing (Gull Wing bridge). The new Local Plans for the District 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)

- 7.199 This section provides information 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.
- 7.200 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 31<sup>st</sup> March 2020. The [Statement of Housing Land Supply](#) (October 2020) provides details of anticipated rates of delivery.

### Neighbourhood Plans

- 7.201 A number of Neighbourhood Plans within East Suffolk allocate sites for specific uses: Framlingham (2017), Leiston (2017), Kessingland (2017) and Melton (2018). The table below provides a summary of Neighbourhood Plan allocations subject to planning application as at 31<sup>st</sup> March 2020.

Ref	Site	Proposal	Progress Summary
Framlingham Neighbourhood Plan			
FRAM19	Land off Saxtead Road, Framlingham	Allocated for up to 30 dwellings	Planning permission for 24 dwellings granted 26/02/2019 (DC/18/2445/FUL) 9 dwellings completed
FRAM20	Land west of New Street, Framlingham	Allocated for B1 employment uses	Outline planning permission for employment uses granted 05/09/2017 (DC/16/4370/OUT)
FRAM22	Land off Vyses Road/Brook Lane	Allocated for community use and up to 15 dwellings	14 dwellings completed (DC/15/0960/FUL)
FRAM23	The Green Shed, Fore Street, Framlingham	Demolition of existing buildings and replacement with eight new dwellings & a single B1(a) office	Planning permission for 8 dwellings & one B1(a) office granted 02/05/2017 (DC/16/5386/FUL). 8 dwellings under construction
FRAM26	Station Terrace, Framlingham	Allocated for residential development for up to 15 dwellings	Outline planning permission for 4 dwellings granted 27/11/2017 (DC/17/1853/OUT)

Ref	Site	Proposal	Progress Summary
Leiston Neighbourhood Plan			
SA1	Land at Highbury Cottages, Saxmundham Road, Leiston	Allocated for residential development of up to 150 dwellings and land for cemetery extension	Approval of Reserved Matters (DC/19/1883/ARM) granted January 2020 for up to 187 dwellings
SA2	Land at Red House Lane, Leiston	Allocated for residential development of approximately 70 dwellings	Planning permission for 65 dwellings approved 27/03/2018 (DC/17/1605/FUL) 60 dwellings completed
SA3	Land the rear of St Margaret's Crescent, Leiston	Allocated for residential development of up to 70 dwellings	Outline planning permission for up to 77 dwellings granted 29/06/2017 (DC/16/2104/OUT)
SA4	Land at Abbey Road, Leiston	Allocated for residential development of approximately 100 dwellings and minimum 1,000m <sup>2</sup> class B1 floorspace	Outline planning permission for a mixed-use scheme including 100 dwellings, 1,000m <sup>2</sup> employment floorspace and public house/restaurant granted 07/06/2017 (DC/16/1322/OUT)
Kessingland Neighbourhood Plan			
CI3	Land off Francis Road, Kessingland	Provision of an Early Years Centre	Planning permission for a children's nursery granted 24/10/2016 (DC/16/2683/FUL)
CI4	Land off Church Road, Kessingland	Provision of additional care facilities	Planning permission for a 60-bed care home granted 13/04/2017 (DC/16/2868/FUL). NB DC/20/3124/AEA extends planning consent until 21 May 2021
SA1	Former Ashley Nurseries Site, Kessingland	Provision of approximately 25 dwellings and 500m <sup>2</sup> of B1 employment floorspace	Planning application for 35 dwellings pending consideration (DC/18/1364/FUL)

7.202 Across East Suffolk, Neighbourhood Plans allocate sites for a variety of uses including housing, employment, education and care facilities. As at 31<sup>st</sup> March 2020, planning permissions on Neighbourhood Plan allocations total 465 new homes and a 60-bed care home. Of the 479 homes

with planning permission, 25 dwellings are under construction and 83 have been completed (as at 31<sup>st</sup> March 2020).

### Suffolk Coastal Local Plan

- 7.203 The Suffolk Coastal Local Plan site allocations are contained in the Site Allocations and Area Specific Policies document and the Felixstowe Peninsula Area Action Plan (both Jan 2017). The table below provides a summary of Local Plan allocations subject to planning application as at 31<sup>st</sup> March 2020.

Ref	Site	Proposal	Progress Summary
FPP3	Land at Sea Road, Felixstowe	Mixed use development of commercial / tourism uses and approximately 40 residential dwellings	Planning permission for commercial units, 59 flats and houses granted 06/07/018 (DC/17/3967/FUL)
FPP4	Land north of Walton High Street, Felixstowe	Gateway to Felixstowe for approximately 400 residential units; including on site open space, comprehensive landscaping and new business units	Outline planning permission for 385 dwellings permitted 09/08/2018 (DC/16/2778/OUT)
FPP6	Land opposite Hand in Hand Public House, Trimley St Martin	Approximately 70 residential units with on site open space to provide a village green	Outline planning permission for up to 70 dwellings permitted 29/03/2018 (DC/16/2119/OUT)
FPP8	Land south of Thurmans Lane, Trimley St Mary	Approximately 150 residential units	98 homes and open space completed on western part of the site (DC/16/1107/FUL). The eastern part of the site has outline permission for 50 dwellings (DC/16/2122/OUT)
SSP4	Land to the East of Aldeburgh Road, Aldringham	Residential use for approximately 40 units	Planning permission for 40 dwellings granted 07/08/2019 and 18 units are under construction (DC/18/2325/FUL)
SSP5	Land at Mill Road, Badingham	Residential use for approximately 10 units	10 dwellings completed (DC/16/2997/FUL)

Ref	Site	Proposal	Progress Summary
SSP6	Land Adjacent to Corner Cottages, Main Road, Benhall	Residential use for approximately 15 units	Planning permission for 9 dwellings (DC/17/3872/ARM). 7 units completed and 2 under construction
SSP7	Land to the rear of 1 and 2 Chapel Cottages, The Street, Darsham	Mixed use development comprising a village hall, village green, and 20 new homes in accordance with outline planning permission	Planning permission for new village hall, creation of village green, erection of 20 houses including 6 affordable homes (DC/17/4682/ARM). Village hall completed July 2019 and 12 dwellings completed
SSP9	Land south of Solomon's Rest, The Street, Hacheston	Small scale residential use for approximately 10 units	Planning permission for 10 dwellings was granted 18/12/2019 (DC/19/3728/ARM)
SSP10	Land south of Ambleside, Main Road, Kelsale cum Carlton	Residential use for approximately 30 units although a higher quantum of development may be appropriate subject to design and layout	Planning permission for 42 dwellings granted 30/08/2019 (DC/18/2621/FUL)
SSP14	Land north-east of Street Farm, Saxmundham	Residential use for approximately 40 units	Planning permission for 59 dwellings granted 11/03/2019 (DC/18/0702/FUL). 12 dwellings completed
SSP18	Land at Old Station Works, Main Road Westerfield	Mixed employment / residential use for approximately 20 units	Outline planning permission for up to 75 dwellings & approx. 1,285sqm of commercial floorspace (16 units of B1, of which one will be flexible B1/D1 use, and 1 unit of A1) granted 27/06/2019 (DC/18/3850/OUT)
SSP19	Land at Street Farm, Witnesham (Bridge)	Residential use for approximately 20 units	Planning permission for 20 dwellings considered by Planning Committee June 2019

Ref	Site	Proposal	Progress Summary
			and resolved to approve subject to S106 (DC/18/3385/FUL)
SSP20	Ransomes, Nacton Heath	Class B8 Storage and Distribution and Ancillary Class B1 Office Uses including associated infrastructure, car and lorry parking	Planning permission for employment uses (26.8 hectares) granted 28/06/2018 (DC/17/4257/OUT)

7.204 Across the area covered by the Felixstowe Area Action Plan full and outline permissions, as well as the part completion of FPP8 in Trimley St Mary (98 dwellings completed), will bring forward 660 dwellings across four sites.

7.205 Nine sites within the area covered by the Site Allocations and Area Specific Policies document have received planning permission for 274 dwellings. A further site (SSP19) has resolution to grant planning permission for 20 dwellings. Two sites are completed (SSP5 and SSP16) delivering 20 dwellings and a further three sites have completions totalling a further 29 dwellings.

### Waveney Local Plan

7.206 The Waveney Local Plan was adopted on 20<sup>th</sup> March 2019 therefore limited progress has been made on delivery of sites. However, some sites are carried over from the previous Local Plan (Site Specific Allocations document, 2011 and Lowestoft Area Action Plan, 2012) and are subject to extant planning permission. The table below provides a summary of Local Plan allocations subject to planning application as at 31<sup>st</sup> March 2020.

Ref	Site	Proposal	Progress Summary
WLP2.4	Kirkley Waterfront and Sustainable Urban Neighbourhood	Mixed use including residential development, employment development, primary school, playing field and local retail centre	<u>Brooke Peninsula and Jeld Wen Site, Waveney Drive</u> - Outline consent granted for a residential-led mixed use redevelopment of up to 850 dwellings including commercial uses (A1-A5), marina building, primary school and open space (DC/13/3482/OUT). Approval of reserved matters for Phase 1 (69 dwellings) approved July 2018 (DC/18/1728/ARM) <u>Former Sanyo Site</u> - Hybrid planning application granted for 300 dwellings (DC/15/2004/RG3)

Ref	Site	Proposal	Progress Summary
			<u>Waveney Works</u> - Consent for 31 dwellings (DC/17/3145/VOC) with 6 dwellings completed
WLP2.6	Western End of Lake Lothing	Residential development, marine-focused employment development and tourism	12 dwellings have full permission and are under construction (DC/19/2073/FUL and DC/18/4874/FUL). Outline consent lapsed for 44 dwellings (DC/14/2986/OUT)
WLP2.18	Land at Mobbs Way, Oulton	Employment development (2.8 hectares)	Various planning permissions granted and implemented on 0.51ha (1,497m <sup>2</sup> ) for B1-B8 units
WLP3.2	Land west of London Road, Beccles	Residential development	Hybrid planning application granted November 2019 for 217 dwellings (full permission) and 11 serviced self build plots (outline) (DC/18/4312/FUL). Part of the allocation (approx. 39 dwellings) not yet subject to a planning application
WLP3.3	Land south of Benacre Road, Ellough	Employment development	Planning applications approved for employment units and 2,050m <sup>2</sup> floorspace / 0.60 hectares completed (DC/17/2107/FUL and DC/17/3526/FUL)
WLP4.1	Halesworth/Holton Healthy Neighbourhood	Mixed use including residential development, health care facility and retirement community, sports facilities and education / training facility	Majority of the site covered by outline planning permission granted October 2019 for up to 190 dwellings (DC/18/4947/OUT)
WLP4.2	Land adjacent to Chediston Street, Halesworth	Residential development	Outline planning permission granted May 2019 for the construction of up to 200 dwellings (DC/17/3981/OUT)



Ref	Site	Proposal	Progress Summary
WLP5.2	Land west of St Johns Road, Bungay	Residential and employment development	Part of the site has outline planning permission for 150 dwellings and 3 hectares of employment land (granted March 2016, DC/14/4193/OUT). An application for approval of reserved matters is pending consideration (DC/18/4429/ARM, issued May 2020). The rest of the site (approx. 250 dwellings) not yet subject to a planning application
WLP6.1	Land west of Copperwheat Avenue, Reydon	Residential development	An outline planning application for 220 dwellings was considered by Planning Committee in March 2020 and resolved to approve subject to Section 106 (DC/19/1141/OUT)

7.207 The Waveney Local Plan allocates land for 7,201 new homes of which 6,202 are expected to be delivered within the plan period. Outline and full planning permissions have been granted for 1,961 new homes on these allocated sites. 6 new homes have been completed with 12 under construction. A further site for 220 dwellings (WLP6.1) has a resolution to grant planning permission.

## Site Allocations Summary

Housing coming forward on allocated sites represents a significant proportion of committed supply as at 31<sup>st</sup> March 2020, 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 table 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 to ensure site specific policies are delivered
- Implementation and monitoring of actions identified through the Housing Action Plan.

- Monitoring of housing delivery through the preparation of the annual 5 Year Housing Land Supply Statement
- Preparation of Design Brief Supplementary Planning Documents to help deliver site specific policies
- Continue to support Neighbourhood Plan groups in identifying appropriate site allocations

# 8 Sustainability Appraisal

- 8.1 This chapter reports on the Sustainability Appraisal (SA) indicators for the monitoring period 2019/20. The table in Appendix 3 sets out the indicators from the Waveney and Suffolk Coastal Local Plan Sustainability Appraisals in full. For the Waveney Local Plan area these are taken from the Sustainability Appraisal Report of the Waveney Local Plan, adopted March 2019 and for the Suffolk Coastal Local Plan area they have been taken from the Sustainability Appraisal of Core Strategy and Development Management Policies, November 2011.
- 8.2 In total there are 14 Waveney SA indicators and 51 Suffolk Coastal SA indicators. In order to rationalise the number of indicators in the AMR, and to allow easier comparison between the two Sustainability Appraisals, the table in Appendix 3 aligns the Waveney and Suffolk Coastal indicators and, where possible matches them to the relevant Local Plan indicator.
- 8.3 Monitoring of Sustainability Appraisal indicators is a key requirement of the SA process. Monitoring enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in the Sustainability Appraisal report. It helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.
- 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. Others such as health 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.

## Significant Effects

- 8.5 The identification of significant effects is a key component of the Sustainability Appraisal process. Significant effect indicators are those indicators based on the objectives set out in the Council's Sustainability Appraisal, and they look at the wider effects of the Local Plan on the district.

## Suffolk Coastal Local Plan (Core Strategy)

- 8.6 The Sustainability Appraisal for the Core Strategy covering the former Suffolk Coastal area identified a number of potential major negative effects of the plan, namely the impact of traffic on air quality, levels of waste and emissions of greenhouse gases from energy consumption. The Core Strategy document was also predicted to have a number of significant positive impacts including: conserving and enhancing the quality and local distinctiveness of landscape and townscape, achieving sustainable levels of prosperity and economic growth throughout the plan area, offering rewarding

employment, improving access to key services, reducing poverty and social exclusion and meeting the housing needs of the whole community.

#### Summary of Significant Effects: Suffolk Coastal Local Plan

Sustainability Objective	Type of effect	Original SA Indicator
To maintain and where possible improve air quality	Negative	Air quality; Number of Air Quality Management Areas.
To reduce waste	Negative	Household (and municipal) waste produced; Tonnage recycled, composted & landfilled.
To reduce the effects of traffic on environment	Negative	Traffic volumes at key locations; % new residential development taking place in major towns, other towns & elsewhere; Distance to key services; Journeys to work & school by sustainable transport.
To reduce emissions of greenhouse gases from energy consumption	Negative	Domestic electricity & gas consumption; Installed electricity capacity using renewable energy; Proportion of CO <sub>2</sub> emissions from domestic, industrial and transport sources now available.
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive	Number & % of new dwellings completed on PDL; Number & % housing commitments on PDL; Number of vacant dwellings; Number & % of second homes; Changes in landscape; Change in number & area of village greens and commons; Area of designated landscapes (AONB); Light pollution.
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive	Take up of employment floorspace; Employment permissions and allocations; % change in VAT registered businesses; Number & % of employees by employment division, main industry type and in key sectors

Sustainability Objective	Type of effect	Original SA Indicator
To offer everybody the opportunity for rewarding and satisfying employment	Positive	Unemployment rate; Average earnings.
To improve access to key services for all sectors of the population	Positive	% population with access to key local services (food shop, PO, school)
To reduce poverty and social exclusion	Positive	% population in 10% most deprived SOAs; Housing benefit recipients.
To meet the housing requirements of the whole community	Positive	Homelessness; Affordable housing; Special needs housing including very sheltered accommodation; Number of unfit homes; Average property price to income ratio.

### Air quality

- 8.7 There are two small localised areas within the former Suffolk Coastal area where the objective set for annual mean nitrogen dioxide (NO<sub>2</sub>) has been exceeded in the past and Air Quality Management Areas (AQMAs) are currently declared:
- Several houses on the road junction of Lime Kiln Quay Road, Thoroughfare and St. John's Street in Woodbridge (Woodbridge Junction)
  - Four residential properties within Long Row, Main Road (A12) in Stratford St Andrew.
- 8.8 Councils are required to produce an Action Plan following declaration of an AQMA. The overall aim of the Action Plan is to provide a framework for identifying and implementing measures to reduce emissions and mitigate the effects of air pollution. The sixth annual Action Plan Progress Report on air quality was published in July 2018. Progress on Action plans are reported in the Council's Air Quality Annual Status Reports (ASRs) required by The Department for Environment, Food and Rural Affairs (Defra). These are available on our website at:  
<https://www.eastsuffolk.gov.uk/environment/environmental-protection/air-quality/air-quality-reports/>.
- 8.9 For Woodbridge, the current Action plan includes 20 measures to reduce NO<sub>2</sub> concentrations from both queueing and moving traffic at this junction. However, as detailed in the 2018 ASR, additional investigations have suggested that many of the options in the original Action Plan are unlikely to have any significant impact on NO<sub>2</sub> levels. The Action Plan is therefore currently being updated. NO<sub>2</sub> concentrations within the AQMA have reduced since 2014 to below the objective level and in 2019

were 34  $\mu\text{g}/\text{m}^3$ . Defra has advised that the Council should now consider revocation of this AQMA, and this is currently being investigated. Future ASRs will report on progress.

- 8.10 The Action Plan for the Stratford St Andrew AQMA received Defra approval in March 2018. The main priority measure within the action plan involved the extension of the 30mph zone which was undertaken in December 2017.  $\text{NO}_2$  concentrations fell below the objective for the first time in 2017 (39  $\mu\text{g}/\text{m}^3$ ) and this trend continued in 2018 (38  $\mu\text{g}/\text{m}^3$ ) and 2019 (36  $\mu\text{g}/\text{m}^3$ ). Vehicle speed surveys have been undertaken which indicate that average speed has decreased at all sites monitored with the exception of the Southbound carriageway within the AQMA. Monitoring for  $\text{NO}_2$  is continuing. The Steering Group are looking at the data to determine whether any additional action is warranted at this time. The results of future monitoring and any actions taken will be reported in the Council's ASRs.

### **Waste**

- 8.11 In the monitoring year an average of just over 459kg of waste produced per household. Of this, 44.97% was sent for reuse, recycling or composting. This data was not previously reported in the AMR and therefore comparison with earlier years is not possible. Future AMRs will, however, monitor change in these figures.

### **Traffic**

- 8.12 The average travel to work distance is 17.2km, with 30.8% of the population travelling less than 5km. The average distance travelled to work in the former Suffolk Coastal area is higher than the national (England) average of 14.9km. This is unsurprising given the rural nature of the former Suffolk Coastal area and the dispersed nature of the settlements. Non-sustainable modes of travel to work are also higher than the national average at 19%.

### **Greenhouse gas emissions**

- 8.13 Not all renewable energy installations require planning permission so it is not always possible to accurately monitor renewable energy capacity. However, there has been one renewable energy scheme permitted in the monitoring year, for the change of use of an agricultural building to house a biomass boiler to provide heating for a Bed and Breakfast and holiday let business (150Kw).
- 8.14 Due to the revoking of the Code for Sustainable Homes standards by the Government in 2015, the Council relies on the Building Regulations to set energy efficiency performance standards<sup>10</sup>. Policy SCLP9.2: Sustainable Construction of the new Suffolk Coastal Local Plan requires new developments

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<sup>10</sup> The government has proposed to reduce greenhouse gas emissions to net zero by 2050. As part of achieving this target, the government is currently consulting on a Future Homes Standard to request views on changes to the building regulations and to consider whether or not to commence the amendment to the Planning & Energy Act, which will prevent local authorities from setting higher energy efficiency standards for new homes.

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. All new non-residential developments of 1000m<sup>2</sup> or more floorspace are required to achieved BREEAM 'Very Good' standard or equivalent. This is supported by new indicators which future AMRs will report against.

### **Landscape and Townscape**

- 8.15 This monitoring year, three applications have been permitted within areas identified on the Policies Map as areas to be protected from inappropriate development. Two approved schemes are minor development within residential curtilages or school grounds and considered to be policy compliant. The final application is for the redevelopment of land and buildings formerly used as part of a garden centre in Woodbridge to 24 flats. Although the decision was finally issued in January 2020 the planning application had been approved by Planning Committee in 2017, subject to finalising the S106 legal agreement.

### **Employment, Prosperity and Economic Growth**

- 8.16 Within the employment areas/allocations defined in the now-adopted Local Plan for the former Suffolk Coastal area, almost a quarter of all units are use class B1a (Offices, excluding those within A2 Financial and Professional Services). The Port of Felixstowe, Bentwaters, Rendlesham and Martlesham Heath all had a high proportion of B8 uses (storage and distribution), given their good connectivity to rail and/or roads.
- 8.17 The proportion of jobs by industry jobs are generally similar in both the former Suffolk Coastal and Waveney areas. The most noticeable differences are in manufacturing reflecting the large number of manufacturing businesses in the former Waveney area and transportation and storage related to the Port of Felixstowe in the former Suffolk Coastal area.
- 8.18 Unemployment in East Suffolk is the same as the East of England at 3.2%, and lower than the national figure of 3.9%.

### **Access to Services**

- 8.19 Monitoring access to the key services has been identified as an area where further work is need to the establish a standardised monitoring process across the district. Progress on this will be reported in future AMRs.

### **Poverty and Social Exclusion**

- 8.20 The proportion of the population in the 10% most deprived Super Output Areas (SOAs) is very limited and only registers as 0% in the indices of Multiple Deprivation.

## Housing need

- 8.21** 660 new homes were completed in the former Suffolk Coastal area for 2019/20, an increase of 72 home on the previous year. 30% of all new homes completed were affordable homes (197 no.) exceeding the Core Strategy requirement of 24%. The Strategic Housing Market Assessment (2017) identifies a need for 1,118 additional spaces in care homes and nursing homes to 2036; this additional accommodation is required to meet the future institutional population and therefore falls outside of the housing need figures. Policy to further support the delivery of accommodation for older people is being taken forward through the review of the Suffolk Coastal Local Plan.

## Waveney Local Plan Significant Effects

- 8.22** 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

Sustainability Objective	Type of effect	Original SA Indicator
To conserve natural resources	Negative	Number and percentage of dwellings completed on previously developed land; Area of high grade agricultural land lost to housing and economic development.
To improve the health and well-being of the population	Positive	Proportion of journeys to work on foot or by cycle; Percentage of population completing 3x30 minutes physical activity per week; Obesity in the population; Life expectancy
To improve access to key services and facilities	Positive	Accessibility to key services and facilities.
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.
To achieve sustained and resilient economic growth	Positive	Amount and type of employment (B1, B2 and B8), retail and leisure development (A1-A5 and D2); Jobs density;



		Employment by occupation; Employee jobs by industry.
To enhance the rural economy	Positive	Employment uses (B1, B2 and B8) completed in the rural areas; Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas.

## Natural Resources

- 8.23 In the monitoring year, 50% of new housing was completed on previously developed land. This is a slight reduction on the previous year of 55% and it is expected the number of homes on previously developed land will decrease in future years as the majority of housing allocations in the Local Plan are on greenfield sites. Only 20% of new homes allocated are on previously developed land including 1,380 at Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4).
- 8.24 The efficient use of land also contributes to the conservation of natural resource and Policy WLP8.32 Housing Density and Design of the Local Plan expects residential development to make the best use of the site. Development in and around the built up area of Lowestoft and the market towns should aim for urban scale development of at least 30 dwellings per hectare. This monitoring year, 1 scheme of 10 or more dwellings has completed and achieves a density of 39 dwellings per hectare.
- 8.25 The loss of high-grade agricultural land is also identified in the Sustainability Appraisal report as an indicator of natural resource conservation. Defra's Agricultural Land Classification (ALC) system<sup>11</sup> assesses the quality of farmland and divides it into five categories, Grade one is best quality and Grade five is poorest quality. The 'best and most versatile land' is defined by the NPPF as that which falls into Grades 1, 2 and sub-grade 3a. This data is not routinely monitored for all the completions, but it is possible to extract the data from the Council's GIS systems for completions on major sites. For the monitoring year 3 schemes of 10 or more dwellings have been completed of which only 1 of which is a greenfield site. The site is a rural exception site for 23 affordable dwellings (0.92 hectares) adjacent to the settlement boundary of Reydon. The site is not classified by Defra as agricultural land.
- 8.26 Loss of agricultural land has not generally been monitored and therefore comparison with earlier years is not possible, this will however form part of the monitoring for future years. As noted above, a number of housing allocations in the Local Plan are on greenfield sites many of which (particularly

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<sup>11</sup> <https://naturalengland-defra.opendata.arcgis.com/datasets/agricultural-land-classification-alc-grades-post-1988-england?geometry=1.664%2C52.441%2C1.745%2C52.450>

in the rural areas) are on agricultural land therefore loss of agricultural land may increase in future years once these sites are developed.

### **Health and Well-being**

- 8.27 The Office for National Statistics (ONS) dataset on life expectancy estimates for people of all ages in the UK show that, in East Suffolk, people under the age of one year between 2017-2019 can expect to live to 83.3 years of age if they are female, or 80.7 years of age if they are male. These figures are similar to the averages for England at 83.4 years of age if they are female, and 79.7 years of age if they are male.
- 8.28 The Public Health England Public Health Profile dataset shows that the percentage of East Suffolk adults classified as overweight or obese between 2018-19 was 63.3% which is the same as the East of England average but slightly higher than the national average of 62.3%.

When comparing the census figures for 2001 and 2011, there was a decrease in the percentage of sustainable transport modes used to get to work in the former Waveney area. As well as this, there has been an increase in the use of non-sustainable modes. The Waveney Local Plan contains a number of policies that seek to increase the use of sustainable modes and WLP1.3 'Infrastructure' outlines that the Council will work with the telecommunications industry to maximise the use of super-fast broadband which could assist with home working.

### **Access to Key Services**

- 8.29 Monitoring access to the key services has been identified as an area where further work is need to the establish a standardised monitoring process across the district. Progress on this will be reported in future AMRs.

### **Housing Requirements**

- 8.30 Housing completions in the former Waveney area for 2019/20 were 159 homes, a decrease on the 297 homes completed in the previous year. 25 of these homes were affordable. Overall, 28% of all housing completed between 2014-20 is affordable housing (359 of 1,275 new homes). This monitoring year, 23 new care home bedrooms have been delivered comprising a 23-bed extension to an existing care home in Carlton Colville. Over the plan period (2014-20) a net gain of 73 bedrooms has been recorded.

### **Economic Growth**

- 8.31 Although there has been an overall net loss of employment (B1-B8) floorspace in the former Waveney area, within existing employment areas and allocated employment sites a net gain of employment floorspace has been completed. Just over a quarter of units within existing employment areas are occupied by B8 storage or distribution uses.

- 8.32 Within the former Waveney area 17.3% of the workforce is employed in manufacturing, compared with 6.1% in the former Suffolk Coastal area and 7.4% in the East of England. Unemployment in East Suffolk is the same as the East of England at 3.2%, and lower than the national figure of 3.9%.

### **Rural Economy**

- 8.33 A small amount of employment floorspace (B1-B8 uses) has completed in the rural areas (outside of protected employment areas, employment allocations and settlement boundaries). This comprises a new live-work unit in Bungay and a minor net loss of 6m<sup>2</sup> floorspace following demolition and re-building of a business office (All Saints South Elmham).
- 8.34 A number of tourism uses have been permitted in the rural areas in the form of self-catering holiday accommodation or camping/caravan sites.
- 8.35 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. The rural areas are expected to accommodate 10% of housing development. This monitoring year, completions in the rural areas accounts for a third of all completions, the majority being delivered in the larger villages of Blundeston (former Prison site) and Wrentham (re-development of former care home). However, over the plan period as a whole, it is anticipated that housing delivery will be consistent with the distribution strategy.

# Appendix 1- List of Indicators and data sources

Indicator	Data source
<b>Employment, Retail and Leisure and Tourism</b>	
Amount and type of employment land completed (hectares)	Monitoring of planning applications
Employment and type of employment floorspace completed (m <sup>2</sup> )	Monitoring of planning applications
Percentage of uses within existing employment areas	Employment surveys
Percentage of vacant units within existing employment areas	Employment surveys
Amount and type of new retail and leisure development completed	Monitoring of planning applications
Percentage of uses within town centres	Retail surveys
Percentage of vacant units within town centres (as % of all units in commercial uses)	Retail surveys
Number of cultural facilities in the District – Applications permitting new / loss of cultural facilities	Monitoring of planning applications
Applications permitting new / loss of tourist accommodation & development.	Monitoring of planning applications
Total day trips, total staying trips total visitor spend	Suffolk Means Business Economic Impact of Tourism 2018, Destination Research
Jobs density	ONS jobs density
Employee jobs by industry	ONS Business Register and Employment Survey
Employment by occupation	ONS Annual Population Survey
Earnings by residence and workplace	ONS Annual Population Survey
Employment and unemployment	ONS Annual Population Survey
Qualifications of working age population (aged 16-64)	ONS Annual Population Survey
GCSE Results - % of pupils achieving strong 9-5 passes in both English and mathematics GCSEs	GOV.UK
<b>Housing</b>	
Net additional homes completed	Housing completions
Affordable homes completed	Housing completions

Indicator	Data source
Gypsy and Traveller pitches permitted/completed.	Planning application monitoring / Housing completions
Total housing delivered within plan period	Housing completions
Type and size of completed dwellings (gross completions)	Housing completions
Number and percentage of affordable housing completed by tenure	Housing completions
Number of refusals for self-contained flats/HMOs within Flat Saturation Zones as identified on the Policies Map	Monitoring of planning applications
Net additional bedrooms in C2 care homes	Housing completions
% of housing development by settlement hierarchy 2018/19	Housing completions
% of housing development in the countryside – outside of settlement boundaries (Local Plans and Neighbourhood Plans)	Housing completions
% of residential development in Lowestoft and the market towns achieving at least 30 dwellings per hectare	Housing completions
% of new housing completed on previously developed land	Housing completions
Number of entries on self build / custom build register	Self Build / Custom Build Register
Number of plots approved for self or custom build	Monitoring of planning applications
Developments of 100 or more dwellings to provide 5% self or custom build properties	Monitoring of planning applications
Population estimates	ONS population estimates
Homelessness	MHCLG Homelessness statistics
Housing affordability	ONS ratio of median house price to median earnings (workplace-based earnings)
<b>Transport</b>	
Number of applications permitted which are contrary to Suffolk County Council Parking Standards	Monitoring of planning applications
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
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
Traffic counts (motor vehicles and cyclists)	Department for Transport traffic counts
Travel to work distances	Census 2011, Table QS701EW Method of travel to work

Indicator	Data source
Travel to work modes	Census 2011, Table QS702EW Distance travelled to work
<b>Community Facilities and Assets</b>	
Applications permitting new / loss of community services and facilities	Monitoring of planning applications
Applications permitting new / loss of open space including allotments	Monitoring of planning applications
Proportion of population with access to different types of open space	Geographical Information System Analysis
Proportion of population with access to key services and facilities	Geographical Information System Analysis
<b>Climate Change</b>	
New non-residential development of 1,000m <sup>2</sup> or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent	Monitoring of planning applications
Sustainability Statement to be submitted with applications for 10 or more houses.	Monitoring of planning applications
Number of renewable energy schemes permitted	Monitoring of planning applications
Number of properties at risk - from erosion / from flooding	Environment Agency and East Suffolk Council
Applications permitted in flood zones - planning applications approved against Environment Agency advice on the basis of flood risk.	Environment Agency / Planning application monitoring
Number and type of permissions granted within the Coastal Change Management Area	Monitoring of planning applications
Number of replacement homes permitted under coastal relocation / replacement policy	Monitoring of planning applications
Carbon Dioxide Emissions	Department of Energy and Climate Change
<b>Design</b>	
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
Sites with a capacity of 10 or more dwellings to make provision for 50% of all dwellings to meet Building Regulations Requirement M4(2) of Part M	Monitoring of planning applications
<b>Natural Environment</b>	
Habitat mitigation	CIL and S106 Officer (financial) / Ecologist (projects)
Condition of Sites of Special Scientific Interest	Natural England

Indicator	Data source
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
Number of applications permitted within gaps – Coalescence of Settlements [excluding householder applications]	Monitoring of planning applications
Number of applications permitted within areas to be protected from development as identified on the Policies Map. [excluding householder applications]	Monitoring of planning applications
<b>Built and Historic Environment</b>	
Number of Conservation Areas at risk	Historic England
Number of identified / loss of non-designated heritage assets	East Suffolk Council
Number of Listed Buildings and other Heritage Assets on the 'at risk' register	Historic England
<b>Health</b>	
Life expectancy at birth	Office for National Statistics
Participation in physical activity (Active 150+ minutes a week)	Sport England, Active Lives Survey
Percentage of adults (18+) classified as overweight or obese	<a href="#">Public Health England, Public Health Profiles</a>
Prevalence of excess weight among children in Year 6 (age 10-11 years)	National Child Measurement Programme
Number of locations at or above any of the national Air Quality Objectives for England	Local Air Quality Management Assessments (Environmental Protection)
Number of nitrogen dioxide (NO <sub>2</sub> ) monitoring sites within 10% of the annual mean Air Quality Objective (sites above 36µg/m <sup>3</sup> )	Local Air Quality Management Assessments (Environmental Protection)

# Appendix 2 - Indicators not currently monitored

Indicator	Reason not monitored
<b>Community Facilities and Assets</b>	
Proportion of population with access to different types of open space	Further develop a standardised monitoring process across the whole of East Suffolk district.
Proportion of population with access to key services and facilities	Further develop a standardised monitoring process across the whole of East Suffolk district.
<b>Climate Change</b>	
Number of properties at risk from flooding Number of properties at risk from erosion	For these two indicators, we are not monitoring them currently, but 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).
<b>Natural Environment</b>	
Habitat mitigation (Recreational Disturbance Avoidance and Mitigation Strategy RAMS))	The RAMS project includes separate arrangements for monitoring of habitat mitigation measures. Future Authority Monitoring Reports will summarise the overall collection and spend. Further information can be found at <a href="http://www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/">www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/</a>
Condition of Sites of Special Scientific Interest	Sites are visited every 6-10 years. Sites in East Suffolk were last surveyed between 2009-13. Data last reported in 2019 Authority Monitoring Report. As new surveys are undertaken data will be reported in future AMRs.
<b>Built and Historic Environment</b>	
Loss of non-designated heritage assets	Further develop a standardised monitoring process across the whole of East Suffolk district.
Number of identified non-designated heritage assets	Further develop a standardised monitoring process across the whole of East Suffolk district.



# Appendix 3 – Suffolk Coastal and Waveney Local Plan Sustainability Appraisals indicators

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
To improve the health and well-being of the population	To improve the health of the population overall	-	-		-
Proportion of journeys to work on foot or by cycle	Journeys to work & school by sustainable transport	No	Sustainable modes: 21.6% Non-sustainable modes: 73.3% Working mainly at home: 5.1%	Sustainable modes: 19% Non-sustainable modes: 73% Working mainly at home: 8%	Census 2011 No data available for school journeys.
Percentage of population completing 3x30 minutes physical activity per week	-	No	Participation in Physical Activity (Active 150+ minutes a week) (May 2018 – May 2019) Figure is for East Suffolk: 62.3%		The wording of the indicator varies slightly from the data set.
Obesity in the population	Obesity levels	No	Percentage of adults (18+) classified as overweight or obese. (2018/19): 63.3 – Figure is for East Suffolk.  Prevalence of overweight (including obesity) in children 10-11 years (2018/19) 30.4%		n/a
Life expectancy	Death rate plus those for cancer, heart disease, respiratory,	No	Life expectancy at age <1 (births 2017-2019) Males: 80.7 Females: 83.8		The wording of the indicator varies from the data set for Suffolk Coastal, however life expectancy rates provide a good indication of the general health of the population

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	self-harm, road accidents				which is the overall aim of this indicator.
-	% with access to hospital, doctors or dentist	Percentage of population with access to key services and facilities	Comparable data not yet available	Comparable data not yet available	To develop a standard monitoring process across the district.
-	Radio nuclides in food near Sizewell	-	No data	No data	n/a
-	Total radiation dose from all sources	-	No data	No data	n/a
-	Change in play, open & natural green space	Applications permitting new/ loss of open space including allotments	5 schemes permitted- 3 enhancements, 2 gains.	5 schemes permitted - 4 gains, 1 loss	Detail of the schemes set out in Section 7
To improve access to key services and facilities	To improve access to key services for all sectors of the population	-	-		-
Accessibility to key services and facilities e.g. primary school, supermarket /food shop, post office, public house, meeting place and GP surgery	% population with access to key local services (food shop, PO, school)	Percentage of population with access to key services and facilities	Comparable data not yet available	Comparable data not yet available	To develop a standard monitoring process across the district.
To meet the housing requirements of the whole community	To meet the housing requirements of the whole community	-	-		-
Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds	Affordable housing Special needs housing including very sheltered accommodation	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered	Net additional homes completed: 159 Affordable homes completed: 25 Gypsy and Traveller	Net additional homes completed: 660 Affordable homes completed: 197 Gypsy and Traveller	Further information on the breakdown of new housing delivered in the monitoring year can be found in section 7.

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		housing and number of care/nursing home beds), provided	pitches completed: 0 Net additional bedrooms in C2 care homes: 23	pitches completed: 0 Net additional bedrooms in C2 care homes: 0	
-	Homelessness	Homelessness (Number of households assessed / owed a duty by local authority).	2019/20, figure is for East Suffolk: 1,541 households assessed / 1,511 households assessed as owed a duty		n/a
-	Number of unfit homes	No	No data	No data	n/a
-	Average property price to income ratio	Housing Affordability	Housing affordability. (2019) (Ratio of median house price to median gross annual (where available) workplace-based earnings) Figure is for East Suffolk: 7.85		n/a
To conserve natural resources	To conserve soil resources and quality	-	-	-	Significant negative effective identified in Waveney Local Plan SA report.
	To maintain and where possible improve water quality	-	-		
	To use water and mineral resources efficiently, and re-use and recycle where possible Recycled	-	-		
Number and percentage of dwellings completed on previously developed land	Area of Greenfield land developed % of new dwellings on Brownfield land Number and % of housing commitments on Greenfield land	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered housing and number of care/nursing home beds), provided	% of new housing completed on previously developed land: 52% (83 of 159)	% of new housing completed on previously developed land: 14% (92 of 660)	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
Area of high-grade agricultural land lost to housing and economic development	Allocations on best and most versatile agricultural land	No	Major housing development completed: none on agricultural land	Major housing development completed: none on agricultural land	n/a
-	Radioactivity in local water	No	No data	No data	n/a
-	Water quality in rivers, bathing water and catchment areas using the Water Framework Directive classification	No	Coastal bathing water quality 2019:  - Lowestoft, North of Claremont Pier: Good - Lowestoft, South of Claremont Pier: Good - Southwold, the Denes: Sufficient - Southwold, the Pier: Good	Coastal bathing water quality 2019:  - Felixstowe North: Excellent - Felixstowe South: Excellent	n/a
-	Area of contaminated land returned to beneficial use	No	No data	No data	n/a
-	Recycled aggregate production	No	No data	No data	n/a
-	Water consumption	No	No data	No data	n/a
-	Water availability for water dependent habitats	No	No data	No data	n/a
To achieve sustained and resilient economic growth	To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	-
	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	-	-	-

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	To encourage efficient patterns of movement in support of economic growth	-	-	-	-
	To encourage and accommodate both indigenous and inward investment	-	-	-	-
Amount and type of employment (B1, B2 and B8), retail and leisure development (A1-A5 and D2)	Employment land availability	Number, amount and type of uses within existing employment areas; number of vacant units	Percentage of uses within existing employment areas: B1a: 7.4% B1b: 0% B1c: 6.6% B1 (General): 4.0% B2: 23.3% B8: 29.8% Non-B uses: 28.8% Uncategorised: 0%  Percentage of vacant units within existing employment areas: B uses: 11.7% All uses: 15.4%	Percentage of uses within existing employment areas: B1a: 23.7% B1b: 0.5% B1c: 4.5% B1 (General) 8.6% B2: 10.4% B8: 17.8% Non B-uses: 28.4% Uncategorised: 6.1%  Percentage of vacant units within existing employment areas: B uses: 2.7% All uses: 9.7%	Data relates to uses within existing employment areas/allocations.
	Employment permissions and allocations	Amount and type of new employment provided:	Employment and type of net additional employment floorspace completed (m <sup>2</sup> ) in former Waveney area.	Employment and type of net additional employment floorspace completed (m <sup>2</sup> ) in former Suffolk Coastal area.	
	Employment permissions in urban areas	i) in Waveney/ Suffolk Coastal; ii) by settlement hierarchy. iii) on previously developed land.	B1a: 1,531 B1b: -3,092 B1c: -525 B2: -4,331 B8: 1,075	B1a: 11,399 B1b: 1,868 B1c: 150 B2: -2,262 B8: 3,232	

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
Jobs density	-	Jobs density	East Suffolk figure: Jobs density (2018): 0.90		n/a
Employment by occupation	-	Employment by occupation	managers, directors and senior officials: 14.0% professional occupations: 20.8% associate prof & tech occupations: 10.2% administrative and secretarial occupations: 9.4% skilled trades occupations: 12.3% caring, leisure and other service occupations: 9.8% sales and customer service occupations: 3.9% process, plant and machine operatives: 5.0% elementary occupations: 14.1%		Figures are for East Suffolk (2020)
Employee jobs by industry	Number &% of employees by employment division, main industry type and in key sectors (agriculture, IT etc)	Employee jobs by industry	Agriculture and mining (A-B): 1.2% Manufacturing (C): 17.3% Energy and Water (D-E): 1.5% Construction (F): 5.0% Wholesale and retail including motor trades (G): 19.8% Transportation and storage (H): 3.7% Accommodation and food services (I): 9.9% Information and communication (J): 0.9% Financial and other business services (K-N): 13.9% Public admin, education and health (O-Q): 22.3% Other services (R-U): 4.6%	Agriculture and mining (A-B): 2.6% Manufacturing (C): 6.1% Energy and Water (D-E): 2.2% Construction (F): 4.0% Wholesale and retail including motor trades (G): 14.2% Transportation and storage (H): 16.2% Accommodation and food services (I): 9.1% Information and communication (J): 7.1% Financial and other business services (K-N): 11.4% Public admin, education and health (O-Q): 22.8% Other services (R-U): 4.4%	2018 data

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
-	Unemployment rate	Employment and unemployment	Employment and unemployment. (Apr 2019-Mar 2020) Aged 16+ Employment: 111,000 (77.7%) Unemployment: 3,700 (3.2%)		Figures are for East Suffolk
-	Average earnings.	Earnings by residence and workplace	Earnings by residence and workplace – full time workers (2019): Residence: £29,666 Workplace: £29,950		Figures are for East Suffolk
-	Take up of employment floorspace	No	No data	No data	n/a
-	% change in VAT registered businesses	No	No data	No data	n/a
-	Distance to work	No	Average distance (Km): 16.6km % travelling less than 5km: 40.5%	Average distance (Km): 17.2km % travelling less than 5km: 30.8%	(Census 2011)
-	Net commuting to district and major towns	No	No data	No data	n/a
-	Number & % working at home	No	Working mainly at home: 5.1%	Working mainly at home: 8%	(Census 2011)
-	Number of developments with travel plan submitted as condition of development	No	No data	No data	n/a
-	% port freight carried by rail	No	No data	No data	n/a
-	Number of farmers markets and farm shops	No	No data	No data	n/a
-	Number of enquiries to business advice services from within/outside area	No	No data	No data	n/a
-	Business start-ups and closures	No	No data	No data	n/a
To enhance the rural economy	-	-	-	-	-

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
Employment uses (B1, B2 and B8) completed in the rural areas	-	Amount and type of new employment provided: i) in Waveney/Suffolk Coastal; ii) by settlement hierarchy. iii) on previously developed land. NB also outside of Settlement Boundaries	Employment and type of net additional employment floorspace completed (m²). B1a: -6 B1b: 0 B1c: 0 B2: 217 B8: 0 (2 applications in 2 parishes)	Employment and type of net additional employment floorspace completed (m²). B1a: 193 B1b: 0 B1c: 600 B2: 3,608 B8: 1,502 (22 applications in 15 parishes)	Rural areas are defined as outside of settlement boundaries, existing employment areas and employment land allocations.  Full details of employment completions are set out in Section 7.
Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas	-	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered housing and number of care/nursing home beds), provided	Housing by settlement hierarchy: Lowestoft area 48% Beccles & Worlingham 6% Bungay 5% Halesworth & Holton 5% Southwold & Reydon 4% Larger village 24% Smaller village 0% Countryside 7% Housing outside settlement boundaries: 14% (22 of 159)	Housing by settlement hierarchy: Major centre 24% Town 52% Key service centre 9% Local service centre 11% Other village 0% Countryside 4%  Housing outside settlement boundaries: 18% (120 of 660)	Full details of type of housing is set out in Section 7.
-	To maintain and improve levels of education and skills in the population overall	-	-	-	
-	A*-C grades at GCSE	No	Qualifications of working age population in East Suffolk (aged 16-64) (2019)  NVQ4+: 33.7% NVQ3+: 53.9%		Further details of educational attainment is set out in Section 7.
-	A & AS level results	Qualifications of working age population			
-	% no qualifications				



Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
-	% NVQ level 4 or higher	(aged 16-64)	NVQ2+: 75.0% NVQ1+: 88.1% Other: 5.9% No qualifications: 6.0%		
-	To reduce crime and anti-social activity	No	No data	No data	n/a
	Crime per 1000 population	No	Total number of crimes, East Suffolk (Apr-19 - Mar-20): 13,578 (54.44 per 1,000 persons)		n/a
-	Violent crime	No	Violence and sexual offences, East Suffolk (Apr-19 – Mar-20): 6,262 (25 per 1,000 persons)		n/a
-	Fear of crime	No	No data	No data	n/a
-	Noise & odour complaints	No	No data	No data	n/a
-	To reduce poverty and social exclusion	-	-		-
-	% population in 10% most deprived SOAs	No	Figure is for East Suffolk, 2019 Index of Multiple Deprivation: 6.4% of East Suffolk population live in most deprived 10% Lower Super Output Areas in England (2019 population estimates 16,028/249,561)		n/a
-	Housing benefit recipients	No	Number of children in Out of Work Benefit Claimant households for Waveney for 2017: 4650	Number of children in Out of Work Benefit Claimant households for Suffolk Coastal for 2017: 1830	Data not available for total number housing benefit claimants
-	To improve the quality of where people live and to encourage community participation	-	-		-
-	Satisfaction with neighbourhood	No	No data	No data	n/a
-	Land managed for ecological interest with public access	No	Area of Outstanding Natural Beauty: 37,214 Special Protection Areas: 10,709		Data for East Suffolk

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
			Special Areas of Conservation: 4,422 Sites of Special Scientific Interest: 11,672 Ramsar Sites: 6,440 County Wildlife Sites: 7,450		
-	Accessible green space.	Proportion of the population with access to different types of open space	No data	No data	n/a
-	Electoral turnout	No	62.0%	71.4%	Data from 2019 general election (total valid turn out)
-	Parish Plans adopted	Number of 'made' neighbourhood plans	Total number of 'made' neighbourhood plans: 2 (of which 1 made during the monitoring year)	Total number of 'made' neighbourhood plans: 7	n/a
-	People involved in volunteer activities	No	No data	No data	n/a
-	Rate of racist incidents	No	No data	No data	n/a
-	Visits to museums	No	No data	No data	n/a
-	To conserve and where appropriate enhance areas of historical and archaeological importance	-	-		-
-	Change in number of Listed buildings and buildings at risk	Number of listed buildings and other heritage assets on the 'at risk' register	Number of Listed Buildings and other Heritage Assets on the 'at risk' register: 8	Number of Listed Buildings and other Heritage Assets on the 'at risk' register: 16	n/a
-	Area of historic parks and gardens	No	National register of historic parks and gardens: 2 parks and gardens	National register of historic parks and gardens: 6 parks and gardens Locally designated: 16	Area not available.

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
-	Number, area and appraisals completed of Conservation Areas	No	Conservation areas: 14	Conservation areas: 36	n/a
-	Number of SAMs damaged by development	No	No data	No data	n/a
-	Planning permissions affecting known or potential archaeological sites	No	No data	No data	n/a
-	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	-	-	-
-	Number & % of new dwellings completed on PDL	No	52% (83 of 159)	14% (92 of 660)	n/a
-	Number & % housing commitments on PDL	No	Outstanding commitments with planning permission (units under construction or not started) 46% (1,703 of 3,726)	Outstanding commitments (units under construction or not started) 22% (1,197 of 5,362)	n/a
-	Number of vacant dwellings	No	Figure is for East Suffolk (October 2019) Long term vacant dwellings: 1,126		n/a
-	Number & % of second homes	No	No data	No data	n/a
-	Changes in landscape	Hectares of designations e.g. Area of Outstanding Natural Beauty, Special Protection	Area of Outstanding Natural Beauty: 37,214 Special Protection Areas: 10,709 Special Areas of Conservation: 4,422 Sites of Special Scientific Interest: 11,672 Ramsar Sites: 6,440		Data shown for East Suffolk.

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		Areas, Special Areas of Conservation, Ramsar Sites.	County Wildlife Sites: 7,450		
-	Change in number & area of village greens and commons	No	No data	No data	n/a
-	Area of designated landscapes (AONB)	Hectares of designations e.g. Area of Outstanding Natural Beauty, Special Protection Areas, Special Areas of Conservation, Ramsar Sites.	Area of Outstanding Natural Beauty: 37,214 Special Protection Areas: 10,709 Special Areas of Conservation: 4,422 Sites of Special Scientific Interest: 11,672 Ramsar Sites: 6,440 County Wildlife Sites: 7,450		Data shown for East Suffolk.
-	Light pollution	No	No data	No data	n/a
-	To revitalise town centres	-	-	-	-
-	Vacant units in town centres	Number, amount and type of uses within town centres, district and local centres: number of vacant units	Percentage of vacant units (at ground floor) within town centres (as % of all units in commercial uses): 15% (135 of 898) (5 town centres ranging from 8% to 21%)	Percentage of vacant units (at ground floor) within town centres (as % of all units in commercial uses): 9.1% (72 of 790) (6 town centres ranging from 6.3% to 11.4%)	Retail surveys undertaken during September-October 2020
-	To maintain and where possible improve air quality	-	-		Significant negative effective identified in the SA reports for the Suffolk Coastal Core Strategy, the Site Allocations and Area Specific Policies document and the Area Action for the Felixstowe Peninsula
-	Air quality	Number of nitrogen dioxide (NO <sub>2</sub> ) monitoring sites within the 10% of the annual	0	2 - Woodbridge AQMA (34 µg/m <sup>3</sup> ) - Stratford St Andrew	Further detail available from: <a href="http://www.eastsuffolk.gov.uk/environmental-protection/air-quality/air-quality-monitoring-data/">www.eastsuffolk.gov.uk/environmental-protection/air-quality/air-quality-monitoring-data/</a>

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		mean Air Quality Objective (sites above 36µg/m <sup>3</sup> )		AQMA (36 µg/m <sup>3</sup> )	
-	Number of Air Quality Management Areas (AQMA)	Number of locations at or above any of the national Air Quality Objectives for England.	0	0	n/a
-	To reduce waste	-	Figures are for East Suffolk (2019/20):  Kg of waste per household: 459.33kg		Data not reported in previous AMRs, therefor comparison not available. Future AMRs will monitor change in this figure.
-	Household (and municipal) waste produced	No	No data available at the Local Authority level	No data available at the Local Authority level	n/a
-	Tonnage recycled, composted & landfilled	No	Figures are for East Suffolk (2019/20):  Percentage of household waste sent for reuse, recycling and composting: 44.97%		Data not reported in previous AMRs, therefor comparison not available. Future AMRs will monitor change in these figures.
-	To reduce the effects of traffic on the environment	-	-	-	Significant negative effective identified in Suffolk Coastal Core Strategy SA report.
-	Traffic volumes at key locations	Traffic counts (motor vehicles and cyclists)	See maps in Section 7.	See maps in Section 7.	n/a
-	% new residential development taking place in major towns, other towns & elsewhere	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered housing and number of care/nursing home beds), provided: i) in Waveney/Suffolk	Housing by settlement hierarchy: Lowestoft area: 48% Beccles & Worlingham: 6% Bungay: 5% Halesworth & Holton: 5% Southwold & Reydon: 4% Larger village: 24% Smaller Village: 0% Countryside: 7%	Housing by settlement hierarchy: Major centre 24% Town 52% Key service centre 9% Local service centre 11% Other village 0% Countryside 4%  Housing outside settlement boundaries:	Full details of type of housing is set out in section 7.

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		Coastal; ii) by settlement hierarchy. iii) on previously developed land. NB also outside of Settlement Boundaries	Housing outside settlement boundaries: 14% (22 of 159)	18% (120 of 660)	
-	Distance to key services	Percentage of population with access to key services and facilities	Comparable data not yet available	Comparable data not yet available	To develop a standard monitoring process across the district.
-	Journeys to work & school by sustainable transport	No	Sustainable modes: 21.6% Non-sustainable modes: 73.3% Working mainly at home: 5.1%	Sustainable modes: 19% Non-sustainable modes: 73% Working mainly at home: 8%	(Census 2011) No data available for school journeys.
-	To reduce emissions of greenhouse gasses from energy consumption	-	-	-	Significant negative effective identified in the SA reports for the Suffolk Coastal Core Strategy, the Site Allocations and Area Specific Policies document and the Area Action for the Felixstowe Peninsula
-	Domestic electricity & gas consumption	No	No data	No data	n/a
-	Energy efficiency of homes	New non-residential development of 1,000m <sup>2</sup> or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent (submission of post construction certificate)	No relevant schemes completed this monitoring year	No relevant schemes completed this monitoring year	
-	Installed electricity	Number of renewable	0	1 (150kw)	Number of renewable energy schemes permitted [commercial]

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	capacity using renewable energy	energy schemes permitted.			
-	Proportion of CO <sub>2</sub> emissions from domestic, industrial and transport sources now available.	Carbon Dioxide emissions (2018) (Total for all sectors).	Data is for East Suffolk: 1,058kt		Total greenhouse gas in kilotonnes of CO <sub>2</sub> equivalent
-	To reduce vulnerability to flooding	-	<p>Planning permission was granted in January 2020 for works associated with the construction of tidal flood walls around the Outer Harbour in Lowestoft.</p> <p>The flood walls are part of the wider Lowestoft Flood Risk Management Project (LFRMP) which will also see construction of flood walls and a pumping station to reduce the risk of flooding from the river and from extreme rainfall along Kirkley Stream.</p>	-	further information available from: <a href="http://www.lowestoftfrmp.org.uk/index">www.lowestoftfrmp.org.uk/index</a>
-	Planning applications approved against EA flood risk advice	Applications permitted in flood zones.	Planning applications approved against EA flood risk advice: 0	Planning applications approved against EA flood risk advice: 0	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	Properties at risk of flooding from rivers or sea	Number of properties at risk - from erosion / from flooding.	No data	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)
-	Incidence of coastal and fluvial flooding (properties affected)	No	No data	No data	n/a
-	Flood warnings issued.	No	Flood warning information, can be obtained from the <a href="#">Environment Agency website</a>	Flood warning information, can be obtained from the <a href="#">Environment Agency website</a>	n/a
-	To conserve and enhance biodiversity and geodiversity	-	-	-	-
-	Change in number, area and condition of designated ecological sites	No	Area of Outstanding Natural Beauty: 37,214 Special Protection Areas: 10,709 Special Areas of Conservation: 4,422 Sites of Special Scientific Interest: 11,672 Ramsar Sites: 6,440 County Wildlife Sites: 7,450	Condition of Sites of Special Scientific Interest: Favourable: 5.6% Unfavourable Recovering: 38.0% Unfavourable No change: 4% Unfavourable Declining: 1% Partially destroyed: 0.20% Destroyed: 0.24%	Data shown for East Suffolk re area of designations. No data available for change in area. Condition information only collected for SSSIs.
			Condition of Sites of Special Scientific Interest: Favourable: 40% Unfavourable Recovering: 46% Unfavourable No change: 5% Unfavourable Declining: 9% Partially destroyed: 0.02% Destroyed: 0.07%		



Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
-	Achievement of BAP targets	No	No data	No data	n/a
-	Bird survey results	No	No data	No data	n/a
-	Change in number, area & condition of designated geological SSSIs or RIGS.	No	Condition of Sites of Special Scientific Interest: Favourable: 5.6% Unfavourable Recovering: 38.0% Unfavourable No change: 4% Unfavourable Declining: 1% Partially destroyed: 0.20% Destroyed: 0.24%	Condition of Sites of Special Scientific Interest: Favourable: 40% Unfavourable Recovering: 46% Unfavourable No change: 5% Unfavourable Declining: 9% Partially destroyed: 0.02% Destroyed: 0.07%	Condition information only collected for SSSIs.
-	Numbers of visitors to Natura 2000 sites included in the monitoring plan associated with new housing development.	No	No data	No data	Further visitor information data will be collected as part of the RAMS project. Where available, this will be reported in future AMRs.

# 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](http://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary).

## **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 Action Plan (AAP)**

A type of Development Plan Document focused upon a specific location or an area subject to conversation or significant change (for example major regeneration).

## **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/](http://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 is a set of design criteria which can be used to assess the quality of design of a development proposal. Developed by the Design Council.

[www.designcouncil.org.uk/resources/guide/building-life-12-third-edition](http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition).

**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/](http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/) for more information.

**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.

**Core Strategy**

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

**County Wildlife Site**

A site designated at the county level, which does not have statutory protection but is identified for its wildlife value.

**Development Plan**

The Development Plan for an area is a suite of Local Plan and Neighbourhood Plan documents for a local planning authority area, setting out the policies and proposals for the development and use of land and buildings. It includes Minerals and Waste Local Plan documents prepared by the County Council. It is the starting point for the determination of planning applications.

**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](http://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](http://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).

**Second Homes**

A residential property which is not used as a main residence. These are often used as holiday homes.

**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 (A1); financial and professional (A2); restaurants and cafés (A3); drinking establishments (A4); hot food takeaway (A5); assembly and leisure (D2).

### **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](http://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use).

**Windfall Sites**

Sites which have not been specifically identified for development through the Local Plan process. They often comprise previously-developed sites that have unexpectedly become available.





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[www.eastsuffolk.gov.uk/planningpolicy](http://www.eastsuffolk.gov.uk/planningpolicy)