



**EASTSUFFOLK**  
COUNCIL

## STRATEGIC PLANNING COMMITTEE

Monday, 10 June 2019

### PLANNING POLICY AND DELIVERY UPDATE

#### EXECUTIVE SUMMARY

1. This report provides an update on Local Plan coverage for the District, progress on Neighbourhood Plans and key elements of the forward work programme, for information.

Is the report Open or Exempt?	Open
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<b>Wards Affected:</b>	All
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<b>Cabinet Member:</b>	Councillor David Ritchie Cabinet Member for Planning and Coastal Management
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<b>Supporting Officer:</b>	Desi Reed Planning Policy and Delivery Manager 01502 523055 <a href="mailto:desi.reed@eastsuffolk.gov.uk">desi.reed@eastsuffolk.gov.uk</a>
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## **1 INTRODUCTION**

- 1.1 This report provides an update on Local Plan coverage for the District and progress on Neighbourhood Plans and key elements of the forward work programme.

## **2 LOCAL PLAN PROGRESS**

- 2.1 Local Plans provide part of the statutory land use planning framework for the District against which planning decisions are made. They are prepared in accordance with the National Planning Policy Framework and associated guidance.

### Local Plan for the former Waveney area

- 2.2 The Local Plan for the former Waveney area was prepared over the period 2016 – 2019 and included three rounds of consultation. It was submitted for Examination, to the secretary of State, in June 2018. The Inspector's Report was received in February 2019. The Inspector found the Plan sound, subject to a number of modifications and the Plan was subsequently adopted on 20 March 2019.
- 2.3 This Plan superseded the Core Strategy 2009, the Development Management Policies 2011, the Site Allocations 2011 and the Lake Lothing and Outer Harbour Area Action Plan 2012.
- 2.4 The Local Plan for the former Waveney area plans for the period 2014 to 2036. In summary, the strategy for the area is as follows:
- 8,223 new homes (374 a yr) (9,235 with c.12% contingency)
  - 5,000 new jobs
  - 43 ha of employment land
  - 13,000 sqm of retail (2,200sqm convenience (food) & 11,000 comparison (non food))
- New Garden Neighbourhoods in south of Beccles/Worlingham and north Lowestoft
  - Major developments in central Lowestoft and Carlton Colville
  - Growth to support rural communities including supporting and enhancing the role of the market towns

### Broads Local Plan

- 2.4 The north-west part of East Suffolk, following the River Waveney valley, falls within the Broads Authority area; equivalent status of a National Park. The Broads Authority is the Local Planning Authority for the area, determines planning applications within its area and has also been reviewing its Local Plan. A new Local Plan for the Broads was adopted on 17 May 2019. The content of the Local Plan aligns, where appropriate, with the policies in the Waveney Local Plan.

### Local Plan for the former Suffolk Coastal area

- 2.5 The Local Plan for the former Suffolk Coastal area is also well progressed and following three rounds of consultation was submitted to the Secretary of State, for Examination by the Planning Inspectorate, on 29<sup>th</sup> March 2019. Inspector Philip Lewis BA (Hons) MA MRTPI has been appointed to conduct the Examination to determine whether the Local Plan is sound. The public Hearing stage of the Examination is likely to take place in late summer. As is usual practice, it is anticipated that the Inspector will require modifications to be made to the Local

Plan. These will need to be published for at least 6 weeks consultation. The Inspector will then consider the feedback, any changes and whether the hearing needs to be re-opened. Assuming all goes well, the Inspector will write his report and the Local Plan will be presented to Full Council for consideration for adoption. Based on current timings it is anticipated this will be early next year.

- 2.6 On adoption, this plan will supersede the Core Strategy and Development Management Policies 2013, Site Allocations and Area Specific Policies 2017, Felixstowe Peninsula Area Action Plan 2017 and the remaining 'saved' policies from 2001 Local Plan, (pre the 2004 Planning and Compulsory Purchase Act).
- 2.7 The Local Plan plans for the period 2018 to 2036. In summary, the emerging strategy is as follows:
  - 10,476 new homes (582 a yr) (11,366 with c. 8.5% contingency)
  - 6,500 jobs
  - Baseline requirement of 11.7ha of employment land, but significantly more identified
  - 4,100-5,000 sqm convenience (food) retail
  - 7,700 – 13,100 sqm comparison (non food) retail
  - Delivery of Garden Neighbourhoods, south of Saxmundham and north of Felixstowe
  - Strategic employment allocations including support for the Port of Felixstowe
  - Growth to support rural communities including strengthening the role and economies of market towns
- 2.8 The former Suffolk Coastal area forms part of a wider housing market area and functional economic area including Ipswich Borough, Babergh and Mid Suffolk Districts. Therefore, the strategic cross boundary planning issues that affect the 4 local authority areas are being considered through a collaborative approach, via the Ipswich Strategic Planning Area Board. The Board comprises the relevant Portfolio Holders and officers from the 4 authorities plus Suffolk County Council. A Statement of Common Ground, relating to the cross boundary strategic issues, such as housing, employment and infrastructure and how they are being addressed, is being prepared to reflect key agreements. The latest version was signed by all relevant parties as part of the preparations for the submission for Examination of the Suffolk Coastal Local Plan. (available on the East Suffolk website). There will be further updates as the other authority Local Plans reach key stages.

### **3 NEIGHBOURHOOD PLAN PROGRESS**

- 3.1 Neighbourhood Plans were introduced through the Localism Act 2011 and the Council has a duty to support neighbourhood plan groups in preparing them. Neighbourhood Plans, need to be in general conformity with the strategic Local Plan policies for the District. The Waveney Local Plan was adopted on the basis that all the policies are 'strategic'. The emerging Suffolk Coastal Local Plan has been prepared on the same basis.
- 3.2 Many Parish and Town Councils across East Suffolk have prepared or are preparing Neighbourhood Plans with the support of Planning Officers and officers from the Active Communities Team. The following Neighbourhood Plans have been 'made' and form part of the development plan for the District against which planning decisions are being made. A Neighbourhood Plan gains full weight in decision making following a 'yes' vote at referendum.

Framlingham – March 2017

Great Bealings – March 2017  
Kessingland – January 2017  
Leiston – March 2017  
Martlesham – July 2018  
Melton – January 2018  
Rendlesham – January 2015  
Wenhampton with Mells Hamlet – July 2018

- 3.2 The following is a list of emerging Neighbourhood Plans. The Neighbourhood Areas have been designated by the Council and the Plans are actively being taken forward. They are at various stages of progress:

Aldringham cum Thorpe; Barnby; Beccles; Bredfield; Bungay; Carlton Colville (designation due for decision 3 June); Earl Soham; Easton; Halesworth; Henstead with Hulver Street; Kelsale cum Carlton; Kesgrave; Lound, Ashby, Herringfleet and Somerleyton; Lowestoft; Mutford; Otley; Oulton; Playford; Reydon; Saxmundham; Shadingfield, Sotterley, Willingham and Ellough; Southwold; Wickham Market; Worlingham.

#### **4 OTHER KEY WORK**

- 4.1 In addition to work on Local Plans and Neighbourhood Plans, key projects in the current and forward work programme for the next 12 to 18 months include:

Continued recruitment of the Major Sites and Infrastructure Team – including responsibility for handling the largest Major planning applications

Review of the Community Infrastructure Levy (CIL) Charging Schedule

Review of the CIL spend process, including the coordination of infrastructure delivery and development progress

Review of the S106 and CIL collection process, including software

Review of the Statement of Community Involvement (including digitisation review)

Review of the approach to supporting Neighbourhood Plan groups

Rolling out the Green Infrastructure Strategy (Waveney area) across East Suffolk

Preparation of Supplementary Planning Documents (SPDs) across East Suffolk relating to Affordable Housing, Development and Coastal Change, Historic Environment, Sustainable Construction

Housing Action Plan – to provide a more proactive approach to housing delivery

5 year housing land supply

Recreation Avoidance and Mitigation Strategy and SPD

Small site Development Briefs

Master-planning for large sites

Annual Authority Monitoring Report for East Suffolk – relating to progress on preparing and implementing the Local Plans

Planning input on a wide range of regeneration projects and external projects

## **5 REASON FOR RECOMMENDATION**

5.1 This report is for information only.

### **RECOMMENDATION**

That the content of the report is noted.