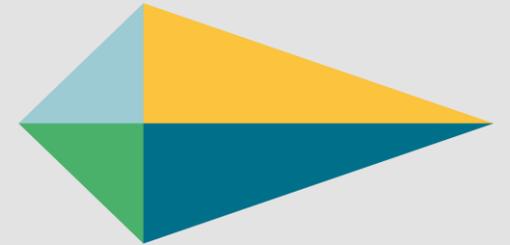


Strategic Planning Committee

Mon 13th December 2021

Authority Monitoring Report 2020/21

Adam Nicholls and Andrea McMillan, Planning Policy



EASTSUFFOLK
COUNCIL

Authority Monitoring Report

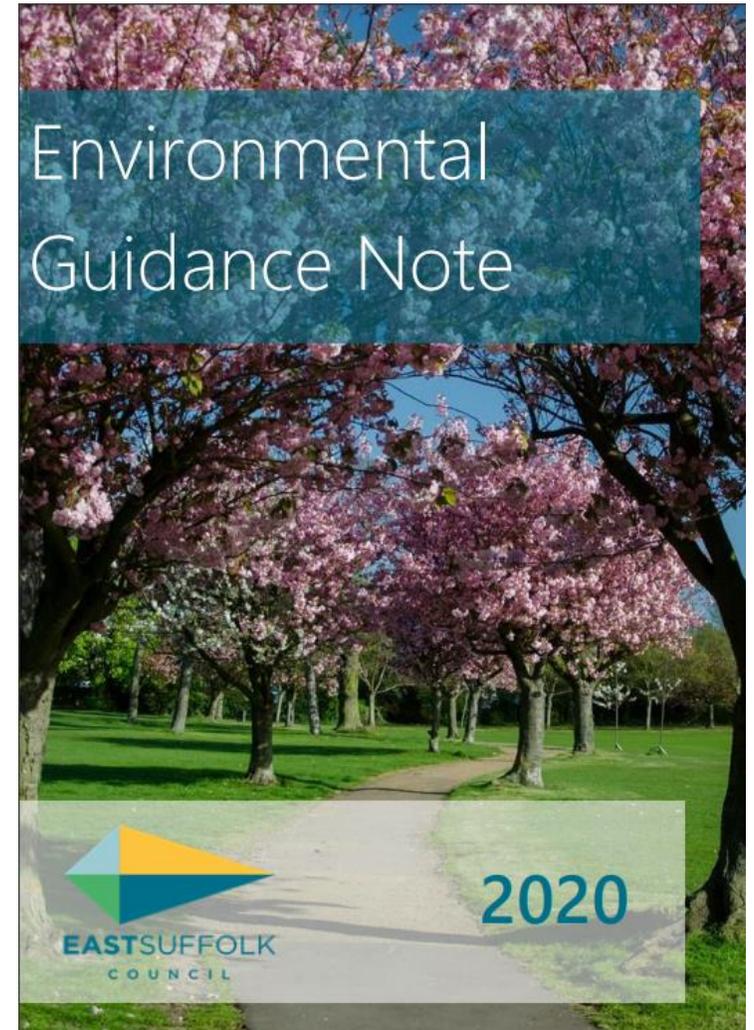
- Authority Monitoring Report is a document we produce each year to show progress on producing and implementing the Local Plans
- Covers the period 1st April 2020 to 31st March 2021
- Reports on the implementation and performance of Local Plans policies
- Provides monitoring information against indicators in the Local Plans, such as:
 - Housing completions, town centre uses, tourism applications, environmental designations and planning applications
- Open Data Portal on the website means more data is publicly available - <https://data-eastsoffolk.opendata.arcgis.com/>

Impacts of Covid

- Overall, some of the information and conclusions are more tentative than normal and shouldn't be over-interpreted
- Had a significant effect on the collection of data – couldn't always get out on site in the normal way and times
- Housing delivery was impacted, especially early in 20/21, but it bounced back stronger than many expected
- Not easy to discern the true long-term impact on retail and employment – at the time of the surveys (May 2021) some shops and offices hadn't re-opened but some later did
- Neighbourhood Plans could not reach the referendum stage in 20/21, although three NPs then passed their referendum on 6th May 2021
- Indirect and longer-term impacts on health of East Suffolk residents will likewise take longer to fully appreciate and understand

Climate change & sustainability (i)

- **Environmental Guidance Note** published in November 2020 – supports the Council’s aims of a more sustainable environment and as well as supporting the ambition to become a carbon neutral council



Climate change & sustainability (ii)

- **Sustainable Construction SPD** provides a focus on how construction can be delivered in a more sustainable manner in line with the two LP policies
- Consultations in spring 2021 and late 2021

DRAFT SUSTAINABLE CONSTRUCTION

SUPPLEMENTARY PLANNING DOCUMENT

November 2021



Climate change & sustainability (iii)

- Also
 - Cycling and Walking Strategy
 - Coastal Adaptation SPD
 - Preliminary work on the Healthy Environment SPD
- No planning applications approved against Environment Agency advice on flood risk
- Enormous reduction in vehicle travel in 2020/21.
Greater levels of home-working likely to be permanent

Health and well-being

- **Life expectancy** (83.8 females; 80.4 males) similar to England averages. Small increase for females over 2019/20 levels
 - 10.4 (females) and 10 (males) year gap between life expectancy in Melton (highest) and Harbour & Normanston (lowest)
- **Physical activity** (at least 150 mins exercise per week) – increase to 65% of adults
 - Inactivity (less than 30 mins exercise per week): 28.6%, above the national rate of 24.6%
- **Obesity**
 - 63.5% of adults overweight or obese, similar to the national and regional levels (small increase)
- **Anxiety, happiness and life satisfaction**
 - Decreases in 2020/21 for happiness and life satisfaction, but levels similar to England averages
 - Increase in anxiety; level below regional and national average in Suffolk Coastal but above in Waveney

Neighbourhood Plans

- No new neighbourhood areas designated
- Neighbourhood Plan examinations completed (and 'made' in May 2021):
 - Bredfield
 - Kesgrave
 - Reydon
- Many other NPs progressed preparatory stages



**Reydon Neighbourhood Plan
2019-2036**

Made 26th May 2021

Employment land

Suffolk Coastal

10,600m² employment floorspace (0.9ha) completed mainly new build storage and distribution and offices. 28,000m² floorspace has been lost (0.87ha)

- 5,300m² storage building completed (Wickham Market)
- Demolition of six storey office building (19,500m²) within the Port of Felixstowe though land to be retained as employment land
- Almost 7,500m² net additional floorspace in the rural areas
- Extant planning consents for 53 hectares and losses of 2 hectares

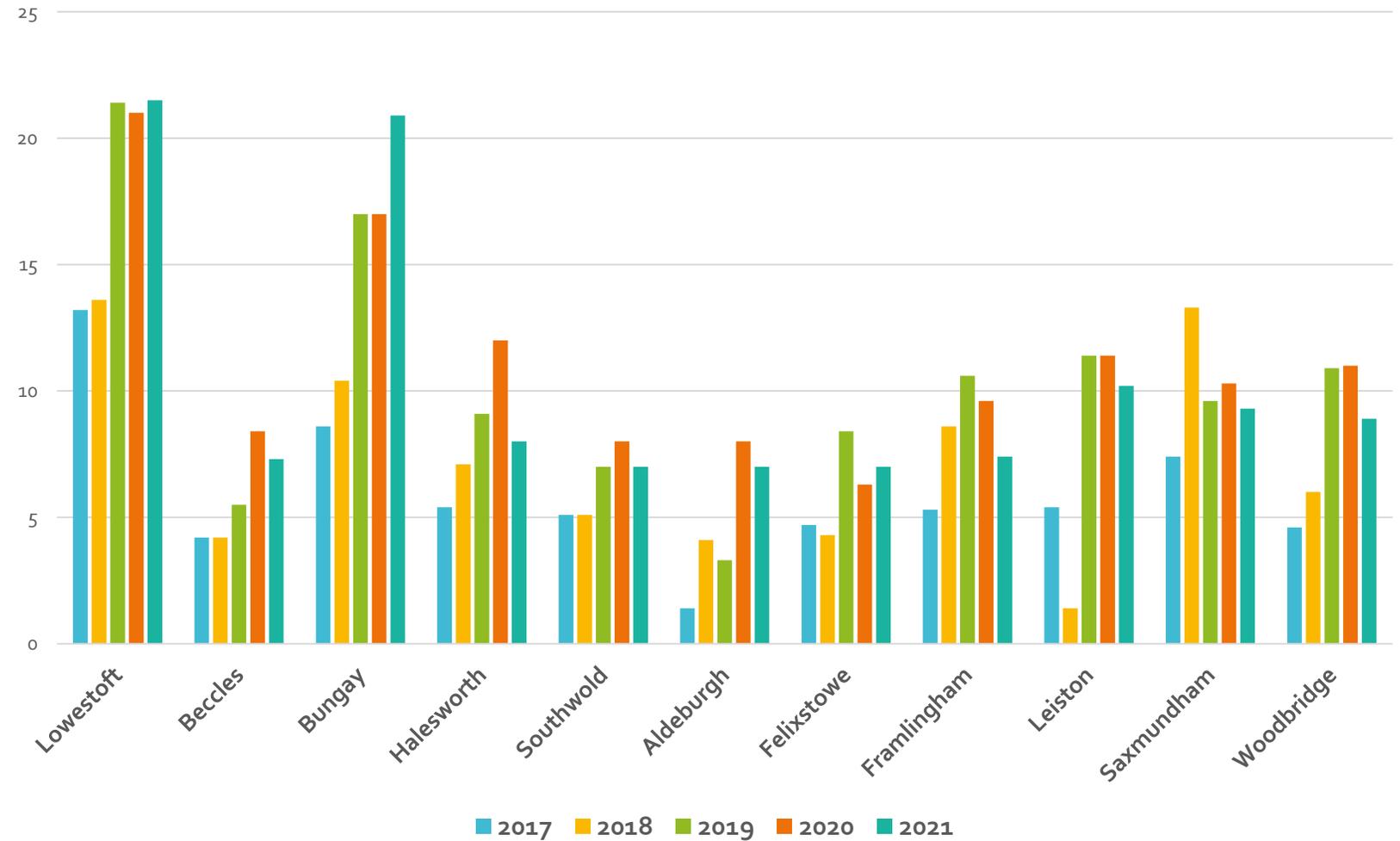
Waveney

5,700m² employment floorspace (0.7ha) completed mainly storage and distribution and conversions to offices. 6,200m² floorspace, has been lost (1.3ha)

- 2,800m² storage building completed at Beccles Business Park
- Demolition of Irongate Works, Beccles (2,700m²) for redevelopment as retirement community including care home
- Extant planning consents for 11.5 hectares and losses of 0.5 hectares

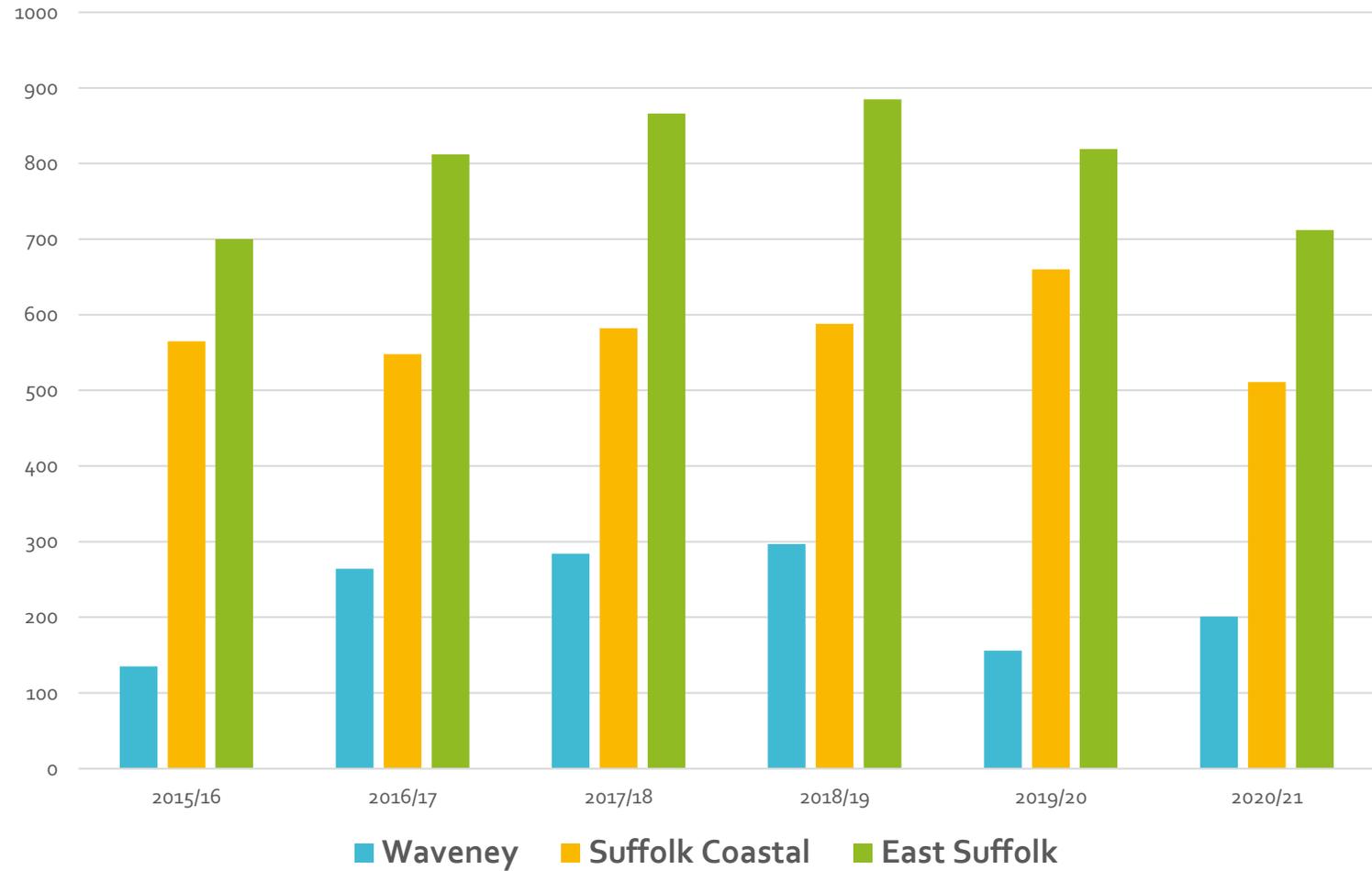
Town Centre vacancy rates

Town Centre Vacancy Rates (percentages)



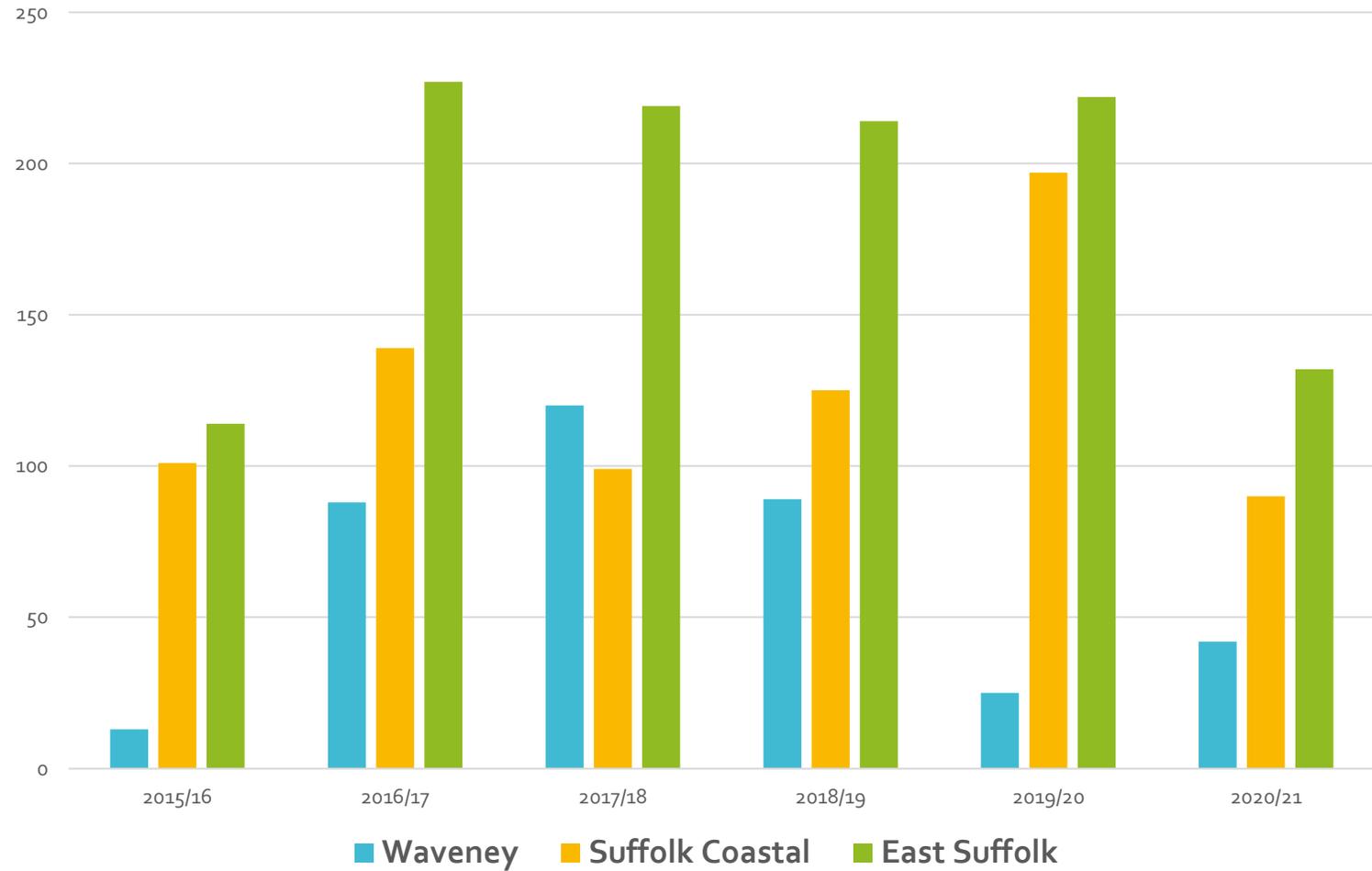
Housing I

Housing completions



Housing II

Affordable housing completions



Housing III

- **712** new homes completed (511 in Suffolk Coastal and 201 in Waveney) (down from 816 2019/20)
- **132** affordable homes completed (90 in Suffolk Coastal and 42 in Waveney) (down from 222 2019/20)
- Plots approved for self or custom build: **58** in Suffolk Coastal and **10** in Waveney (up from 60 in 2019/20)
- Housing Delivery Test results published in January 2021
 - East Suffolk 109% (first time the area has been assessed as the new authority): Updated Housing Action Plan published in August 2021
- **7,767** dwellings with planning permission (full or outline) – 4,919 in Suffolk Coastal and 2,848 in Waveney
- Housing affordability ratio (house prices: annual earnings) overall is **8.39** (7.85 previous year)

Housing Land Supply

National Policy

- NPPF paragraph 74

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 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 five years old”

- ‘Deliverable’ is defined in the NPPF.



Housing Land Supply

What is included?

Appendices to the Housing Land Supply report categorise the sites as follows:

- Major sites with outline planning permission / resolution to grant subject to S106 – ‘clear evidence’ needed
- Allocations without permission (Local Plan or Neighbourhood Plans) – ‘clear evidence’ needed
- Major sites with full planning permission – considered deliverable unless evidence to the contrary
- Small sites with planning permission – considered deliverable unless evidence to the contrary
- Residential institutions – shown separately as calculate bed space to dwellings ratio
- Windfall assumption from year 3 onwards

Housing Land Supply

What is excluded?

- Sites that do not meet the NPPF definition of deliverable.
- This includes:

Suffolk Coastal Local Plan area:

3,546 dwellings on allocated sites without permission **not** currently included in the five years

Waveney Local Plan area:

5,454 dwellings on allocated sites without permission **not** currently included in the five years

Housing Land Supply

Current position

As at 31st March 2021 (published October 2021)

- Suffolk Coastal Local Plan area:
6.52 years
- Waveney Local Plan area:
5.74 years
- East Suffolk:
6.17 years

Statement of Housing Land Supply as at 31 March 2021

Identifying a five year supply of
deliverable land for housing

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

Published October 2021



Natural and historic environment

- **Natural Environment**

- Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) working well – SPD adopted May 2021
- Environment Act now in place – requirement for Biodiversity Net Gain coming in 2023
- Air quality improving slightly – no instances of NO₂ above the national objective of 40µg/m³ and the process of revoking the Woodbridge Air Quality Management Areas has started (one in Stratford will remain for now)

- **Historic Environment**

- Historic Environment SPD adopted in June 2021
- Changes to Woodbridge and Yoxford Conservation Areas and four replacement CA appraisals approved
- North Lowestoft Conservation Area considered to be “At Risk”
- North Lowestoft and South Lowestoft Heritage Action Zones work continues, with a masterplan for South Lowestoft and the Seafront progressing

Authority Monitoring Report – next steps

- Strategic Planning Committee – 13th December 2021
- Publish AMR on East Suffolk website – before end of 2021
- Publish data spreadsheets under East Suffolk Open Data Portal – early 2022

How are we publishing the data?

East Suffolk Council Open Data

East Suffolk Open Data

Search, discover and use Planning Policy data

Explore and download East Suffolk Planning Policy data. Use the search bar above or select a data category below.

Data Categories

- Housing
- Economy
- Environment
- Neighbourhood Planning

Explore Maps

- Neighbourhood Plans
- Community Infrastructure Levy
- Brownfield Land Register 2018 Map

How are we publishing the data?

The screenshot displays the 'East Suffolk Council Open Data' interface. At the top, there is a navigation bar with the council logo and social media icons. Below this, a horizontal menu allows switching between 'All', 'Data', 'Documents', and 'Apps & Maps', with 'Data' currently selected. On the left side, a 'Filters' panel is visible, containing sections for 'Content Type' (with options: Feature Layer, Web Mapping Application, Table, Web Map) and 'Tags' (with options: Housing, Dwellings, Economy, Brownfield Land, Business). A 'Reset' button is located at the top of the filters. The main content area shows '1 - 9 of 9 results' and a 'Most Recent' dropdown menu. Three data items are listed:

- Housing Completions 2001 to 2019 (by Parish)**
robbie.cook@eastsoffolk.gov.uk
Details of all the homes that have been completed in each Parish in East Suffolk from 2001/2 to 2018/19.
Type: Table | Rows: 178 | Last Updated: November 22, 2019 | Tags: Housing, Dwellings, Parish
- Housing Completions - Number of Bedrooms**
robbie.cook@eastsoffolk.gov.uk
Details of the number of bedrooms in each dwelling completed between 1st April 2018 to 31st March 2019.
Type: Feature Layer | Rows: 176 | Last Updated: November 22, 2019 | Tags: Housing, Dwellings
- Housing Completions - Tenure**
robbie.cook@eastsoffolk.gov.uk

How are we publishing the data?

View features on a map

Dataset information and download spreadsheet or shapefile

The screenshot shows a web interface for 'East Suffolk Council Open Data'. The main heading is 'Housing Completions - Affordable Dwellings', with a sub-heading 'Last updated 5 days ago | 25 Records'. Below this is a map of East Suffolk showing blue dots representing affordable dwellings. The map includes labels for various locations like Colby, Kettering, Wellingborough, Hampton, Eedford, Milton Keynes, Cambridge, Ebury St Edmunds, Ipswich, Woodbridge, and Lowestoft. A search bar is located in the top right of the map area. Below the map are tabs for 'Overview', 'Data', and 'API Explorer'. To the right of the map are buttons for 'Download' and 'APIs'. Below the map, there is a section for 'Details of all the affordable homes that have been completed in East Suffolk between 1st April 2018 to 31st March 2019.' This section includes a paragraph of text and a link to the National Planning Policy Framework. To the right of this text is an 'About' section with contact information for Robbie Cook. Below the details is an 'Attributes' section with a 'SHOW MORE' button and a table of attributes.

Address	Affordable Completions 2018/19	Parish	Planning Reference
Text	Number	Text	Text