

# Developer Forum

20<sup>th</sup> July 2023

## Agenda

Start at 9:15

- Welcome and Introduction
- Policy update
- Community Infrastructure Levy
- Building Control

10.30-10.45 Break

- Specialist Services
- Development Management
- Validation List
- Q&A

Finish at 12:00

# Planning Policy update

Developer Forum – 20<sup>th</sup> July 2023

Andrea McMillan – Planning Manager (Policy, Delivery and Specialist Services)



# Content

- Local Plans, including delivery
- Supplementary Planning Documents
- Cycling and Walking Strategy
- Community Infrastructure Levy Charging Schedule
- Neighbourhood Planning
- National policy update

# Local Plans

- National Planning Policy Framework – “The planning system should be genuinely plan-led”
- **Suffolk Coastal Local Plan (adopted September 2020)**
- **Waveney Local Plan (adopted March 2019)**
- Contain strategies for development to 2036 along with site allocations and topic-based policies.
- Policies Maps accompany both Plans.
- Preparation took 3-4 years and involved extensive evidence gathering, four rounds of public consultation, environmental assessment and rigorous Examination by independent Planning Inspectors.
- The Broads Authority is the local planning authority for the Broads and adopted their own Local Plan in May 2019.
- [www.eastsuffolk.gov.uk/local-plans/](http://www.eastsuffolk.gov.uk/local-plans/)



# Suffolk Coastal Local Plan

- Adopted 23rd September 2020
- Covers the period 2018 – 2036
- At least 9,756 new homes over the plan period / 542 per year (plus a 16.5% contingency);
- Seeks to support and facilitate the delivery of at least 6,500 jobs, including through the provision of employment land;
- Looks to support growth in retail, commercial leisure and town centres;
- Provision of infrastructure to support growth;
- Protection and enhancement of the environment, and mitigation of climate change.



# Waveney Local Plan

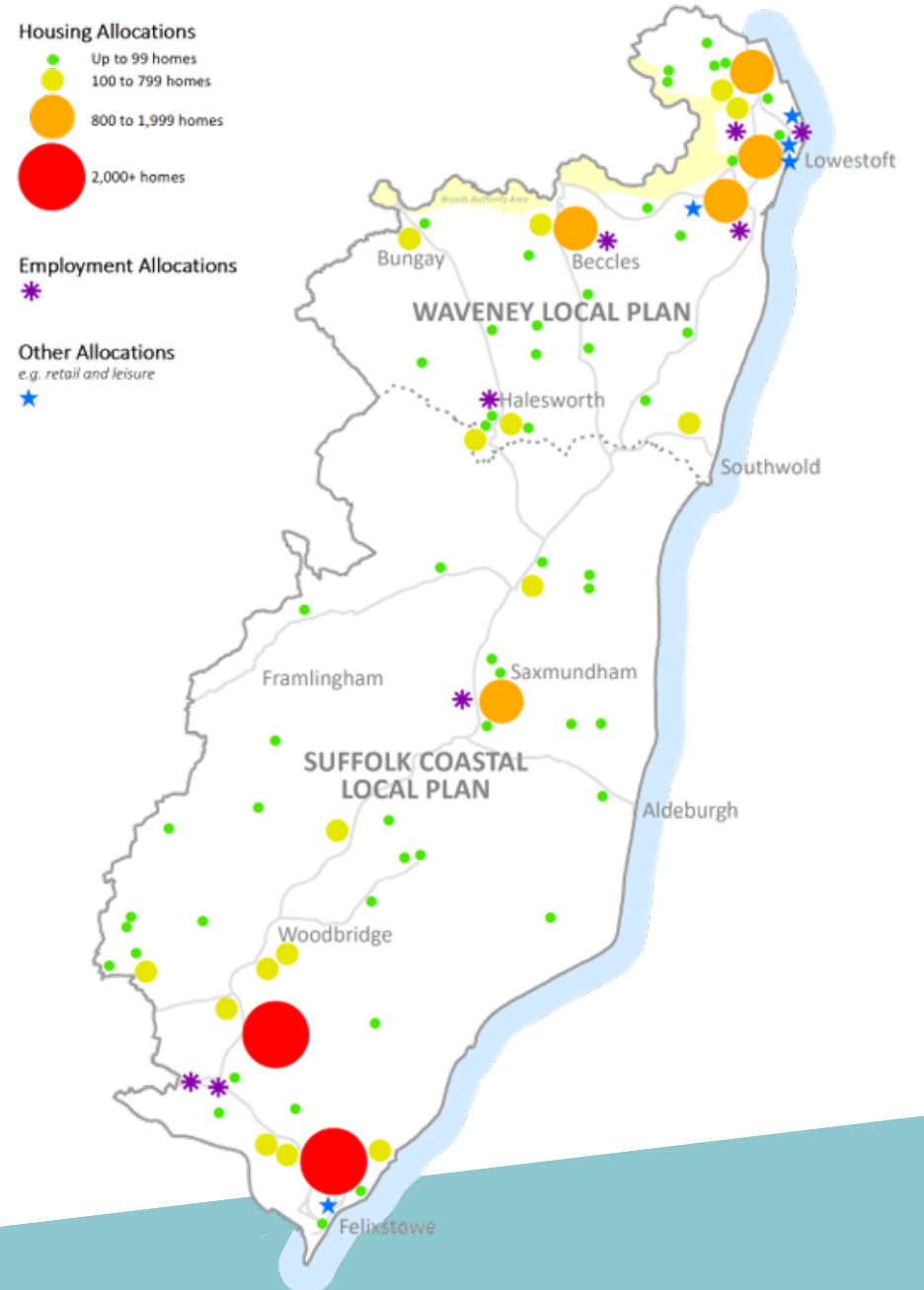
- Adopted 20<sup>th</sup> March 2019
- Covers the period 2014 - 2036
- At least 8,223 new homes over the plan period / 374 per year (plus a 12% contingency);
- Identifies growth of 5,000 new jobs, supported through employment land provision and retail floorspace;
- Provision of infrastructure to support growth;
- Protection and enhancement of the environment, and mitigation of climate change.



# Local Plans

## Local Plan allocations

Note - Image doesn't show Neighbourhood Plan site allocations.



# Local Plans

## Implementation

- Preparation of Supplementary Planning Documents;
- CIL Charging Schedule review;
- Development Management, including Major Sites team;
- Creation of Specialist Services team;
- Recreational Disturbance Avoidance and Mitigation Strategy (RAMS);
- Supporting Neighbourhood Plans;
- Annual review of Housing Action Plan.



# Local Plans

## Monitoring

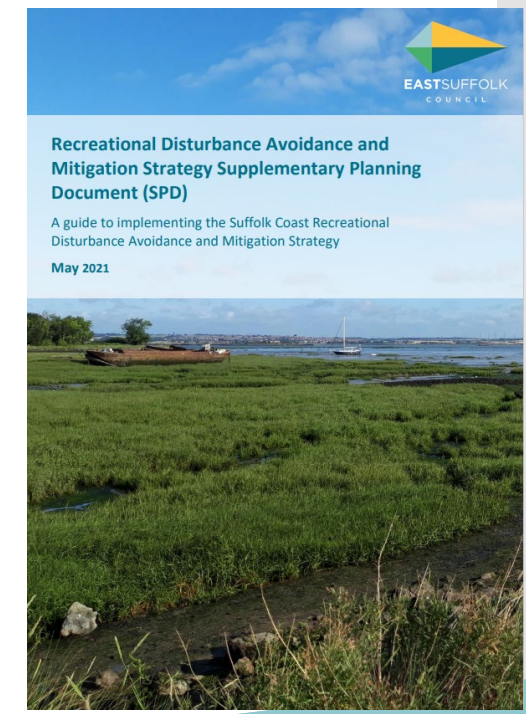
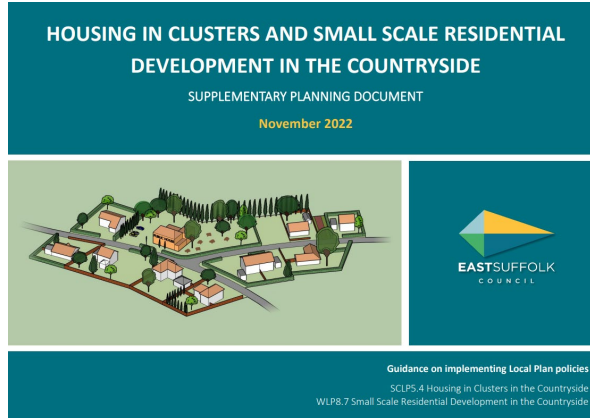
- The implementation of the Local Plans is monitored and is reported on annually through the Authority Monitoring Report.
- Includes reporting on progress with delivery of site allocations.
- Housing delivery also monitored through the Government's Housing Delivery Test and through the maintenance of a five year supply of housing land.
- Housing Land Supply position (published November 2022, as at 31.3.2022):
  - Suffolk Coastal Local Plan area – 6.47 years
  - Waveney Local Plan area – 5.78 years
- Requirement to review plans within 5 years from adoption to assess whether they need updating.

# Supplementary Planning Documents

- Provide further detail and guidance to support the implementation of policies in the Local Plans
- Prepared in accordance with legislation, including consultation
- Following adoption of the Local Plans, a number of SPDs have been prepared and adopted
- A number of previously prepared Supplementary Planning Documents and Supplementary Planning Guidance also remain in place
- [www.eastsuffolk.gov.uk/supplementary-planning-documents/](http://www.eastsuffolk.gov.uk/supplementary-planning-documents/)

# Supplementary Planning Documents

- SPDs adopted since the adoption of the two Local Plans



# Supplementary Planning Documents

A number of Supplementary Planning Documents are currently under preparation, including:

- Coastal Adaptation SPD –

Consultation on Draft SPD 25<sup>th</sup> January – 8<sup>th</sup> March 2023

Anticipated to be adopted in September

- Custom and Self-Build SPD –

Initial Consultation 1<sup>st</sup> February – 16<sup>th</sup> March 2023

Public consultation on Draft SPD anticipated in the Autumn

# Supplementary Planning Documents

Supplementary Planning Documents are currently under preparation, continued...

- Rural Development SPD –

Initial Consultation 1<sup>st</sup> February – 16<sup>th</sup> March 2023

Public consultation on Draft SPD anticipated in the Autumn

- Healthy Environments SPD –

Initial Consultation 26<sup>th</sup> September - 7<sup>th</sup> November 2022

Public consultation on Draft SPD anticipated in the Autumn / Winter

Anyone on the Planning Policy Mailing List will be consulted through direct notification

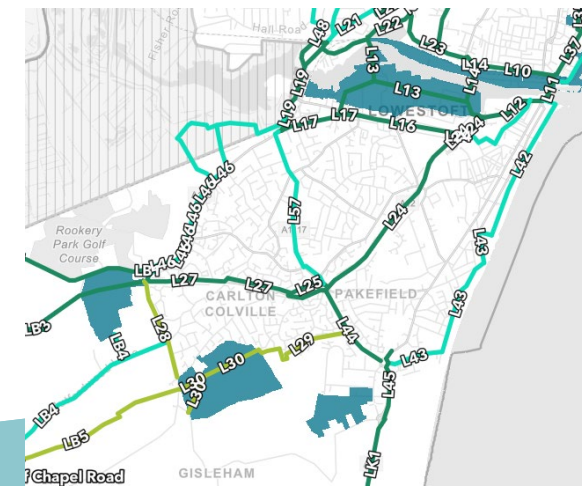
[www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/](http://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/)

# Cycling and Walking Strategy

## East Suffolk Cycling and Walking Strategy

- Identifies cycling and walking enhancements to create safe, coherent, direct, comfortable, and attractive cycling, walking and wheeling environments
- Applies a digital, map based approach
- Identifies enhancements for key corridors, site allocations, leisure routes and community recommendations
  - Initial consultation October – December 2020
  - Consultation on Draft Strategy – November 2021 – January 2022
  - Adopted in October 2022

[www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/](http://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/)



# Community Infrastructure Levy

## East Suffolk Community Infrastructure Levy Charging Schedule

- CIL is charge that is levied by local authorities on new development, to help support the delivery of infrastructure needed to support development
- Rates for former Suffolk Coastal (2015) and Waveney (2013) areas needed to be reviewed
- Underpinned by viability appraisal, subject to two rounds of public consultation and an examination by an independent Examiner which included a day of Hearings.

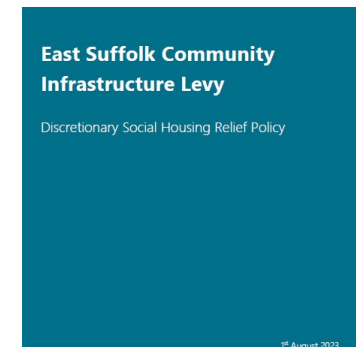
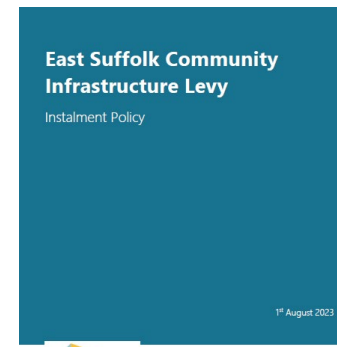
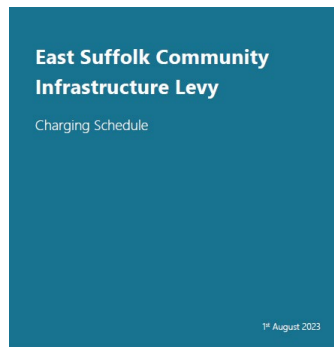
Also reviewed:

- East Suffolk CIL Instalment Policy;
- East Suffolk Discretionary Social Housing Relief Policy

All adopted by full Council on 28<sup>th</sup> June 2023.

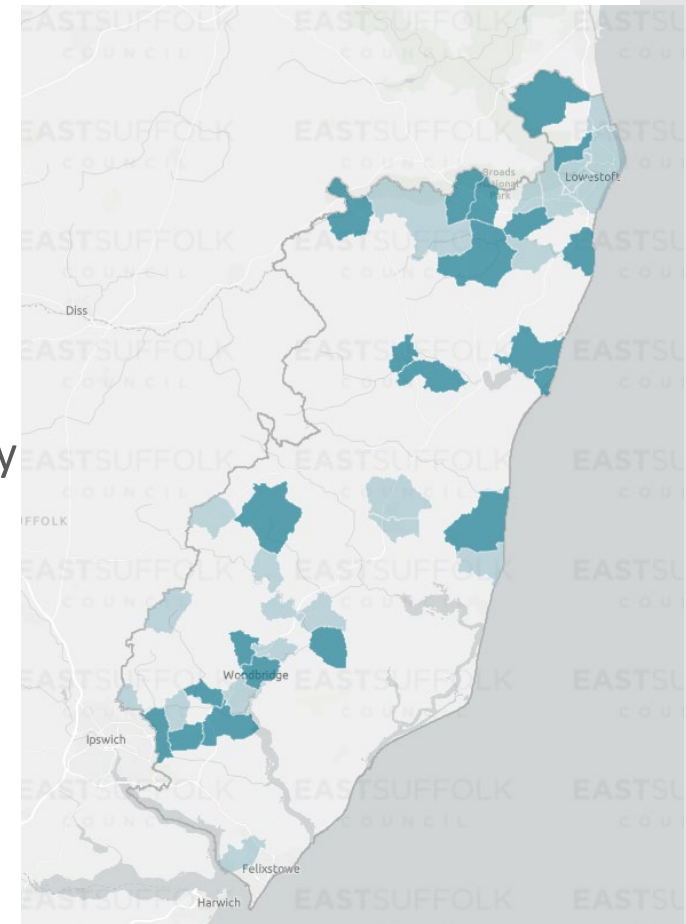
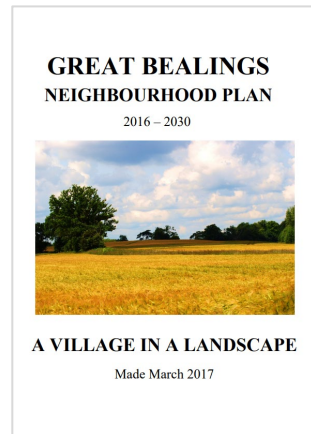
Come into effect on 1<sup>st</sup> August 2023.

[www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates/approved-cil-rates-for-the-east-suffolk-area/](http://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates/approved-cil-rates-for-the-east-suffolk-area/)



# Neighbourhood Plans

- Introduced by the Localism Act 2011
- Once 'made', form part of the Development Plan
- Prepared by Parish or Town Councils (voluntary)
- Must be in general conformity with strategic policies in the Local Plan
- East Suffolk Council has a duty to support preparation and has a number of specific statutory responsibilities
- Preparation follows a statutory process including consultation and independent examination
- 21 'Made' Neighbourhood Plans (as at end June 2023)



## Neighbourhood Areas and Plans in East Suffolk

- Approved Neighbourhood Area
- 'Made' Neighbourhood Plan

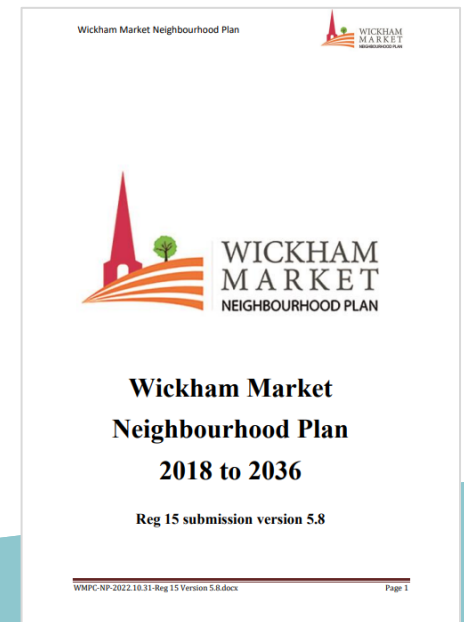
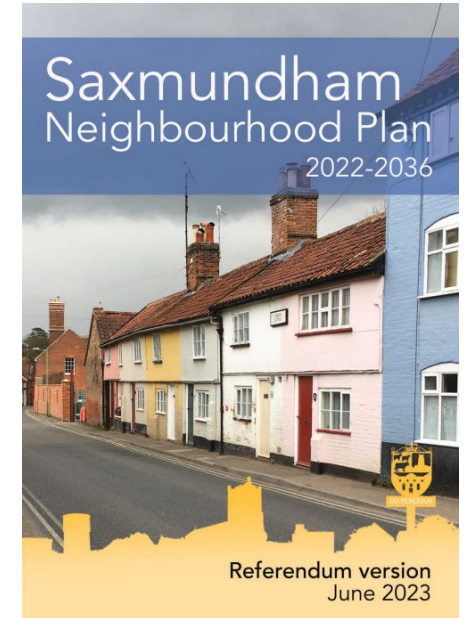


# Neighbourhood Plans

Around 20 under preparation at various stages, plus reviews

Under preparation:

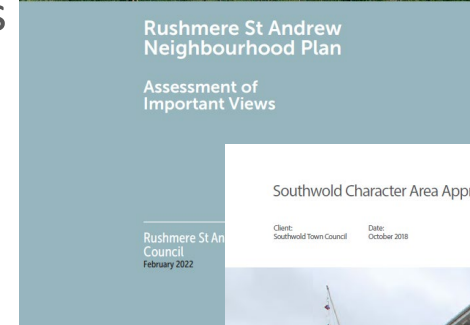
- Saxmundham Neighbourhood Plan - successful referendum on 29<sup>th</sup> June
- Wickham Market Neighbourhood Plan – Examiner’s report received on 28<sup>th</sup> June
- Easton, Lowestoft and Playford Neighbourhood Plans have recently undergone Regulation 14 consultation (draft Plan)
- Many others at earlier stages



# Neighbourhood Plans

## Common policy topics

- Design
- Protection of views
- Non-Designated Heritage Assets
- Green Spaces
- Sports & Play Facilities
- Ecology and Biodiversity
- Housing Mix, Size & Allocation of Sites
- Traffic impacts/movements/parking
- Town Centres
- Village Facilities
- Employment
- Landscape impacts/dark skies



# National planning reforms

Changes to the national planning system are being brought in through the Levelling Up and Regeneration Bill, and accompanying changes, although many fundamental principles of the planning system to remain the same.

Proposals include:

- Greater weight to the Development Plan
- Introduction of National Development Management Policies
- Greater digitisation
- Streamlining plan making
- Preparation of Design Codes
- Introduction of Environmental Outcome Reports
- Introduction of Infrastructure Levy

Environment Act 2021 – Biodiversity Net Gain mandatory requirement from November 2023

# PLANNING POLICY & DELIVERY



## Team structure

**ANDREA MCMILLAN**  
Planning Manager  
(Policy, Delivery and Specialist Services)

**DICKON POVEY**  
Principal Planner  
(Policy & Delivery)

**LAURA MUNDY**  
Principal Planner (0.65 FTE)  
(Policy & Delivery)

**ADAM NICHOLLS**  
Principal Planner  
(Policy & Delivery)

**JASON BECK**  
Principal Planner  
(Policy & Delivery)

**RUTH BISHOP**  
Senior Planner  
(Policy & Delivery)

**ANTHONY TAYLOR**  
Senior Planner  
(Policy & Delivery)

**IAN JOHNS**  
Planner (Policy & Delivery)

**MELANIE SEABROOK**  
Planner (Policy & Delivery)

**JAZZ MACHEN**  
Planner (Policy & Delivery)

**VACANT POST**  
Planner (Policy & Delivery)

**VACANT POST**  
Planner (Policy & Delivery)

**MADISON RODWELL**  
Trainee Planner

**ISAAC PLUMMER**  
Assistant Planner

**CAROLINE CLAMP**  
Planning Policy & Delivery  
Assistant

**JIM SELBY**  
Planning Policy & Delivery  
Assistant

**MATTHEW PAYNE**  
Technician (Policy and  
Delivery)

**ROBBIE COOK**  
Technician (Policy and  
Delivery)

**TOM ANDREWS**  
Technician (Policy and  
Delivery)

## Contact details

[andrea.mcmillan@eastsoffolk.gov.uk](mailto:andrea.mcmillan@eastsoffolk.gov.uk)

[PlanningPolicy@eastsoffolk.gov.uk](mailto:PlanningPolicy@eastsoffolk.gov.uk)

01394 444557 / 01502 523029