

**EASTSUFFOLK**  
C O U N C I L

# Developers Forum

**Philip Ridley** BSc (Hons) MRTPI  
Head of Planning & Coastal Management

28 May 2019



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# The East Suffolk Context

- Growth
- Infrastructure
- Demographics
- Population of 250,000
- Covers 487sq miles
- Planning is a key tool to deliver outcomes
- Numerous customer groups including Developers

# Growth in East Suffolk

- It has an economic agenda focused on tourism/culture, energy, agriculture, technology, ports and logistics
- It has a diverse range of businesses
  - The Port of Felixstowe
  - BT Adastral Park
  - Sizewell Nuclear Power
  - Offshore wind; connection and maintenance
  - CEFAS
  - 9,000 micro businesses and SME's
- The 2017 forecast for the total Gross Value Added for the East Suffolk area is £4.3bn



# East Suffolk .... a lot on the horizon



- Energy sector
- Sizewell
- Lowestoft Third Crossing - cost £91.7m
- Lowestoft South Beach Vision
- Ipswich Northern Relief Road - cost £250-400m – A14 resilience
- Area Action Plans
- Leisure development programme
- Local Plans – deliver 21,000 homes by 2036

# East Suffolk .... a lot on the horizon

- Lowestoft flood protection scheme - £35m shortfall due to impact of offshore wind
- £20m investment in CEFAS
- Adastral Park - 2,000 homes + allows BT to invest and deliver high value jobs
- A12 'SEGWAY' / 4 villages bypass
- Port of Felixstowe – 130 hectare logistics allocation to sustain competitive edge



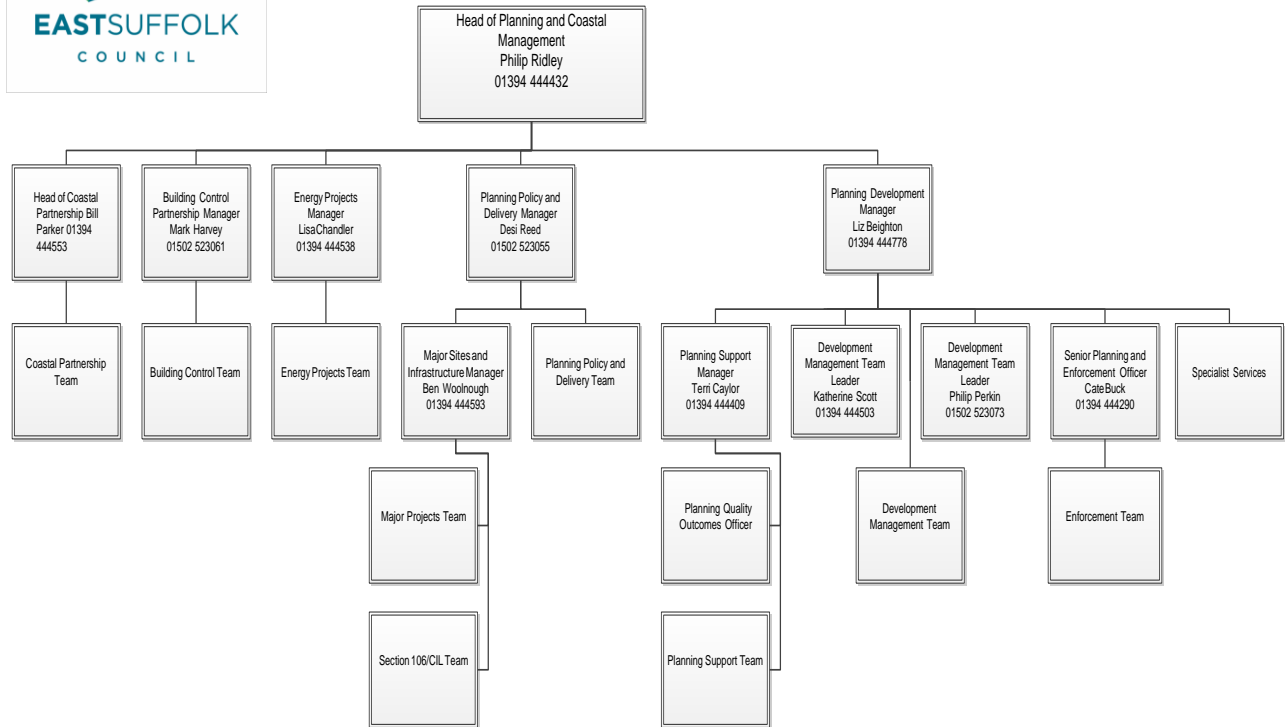
# Planning to lead....

- Planning must be at the Top Table – support RTPI's campaign
- Ensure resourced to meet demands – lack of Planners/others
- Proactively manage Plan delivery
- Positively engage developers and communities
- East Suffolk invested in additional resource to meet demands
- Additional £350k /annum in staff (inc on costs) – more to come

# East Suffolk Planning Structure



Management Team Structural Chart  
2019





# Developers Forum

- A key forum to exchange ideas, to listen and to engage
- Not Council lead – it is your forum?
- Website presence to be enhanced.
- Better ways to communicate – twitter page for the Planning Department @EastSuffolkPlan
- Frequency of meetings?
- Future topics?



Finally ...

- Any Questions ?

# Planning Policy & Delivery

**Desi Reed** BSc(Hons) MPhil MRTPI  
Planning Policy & Delivery Manager



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# Planning Policy and Local Plans Update



- Local Plans in East Suffolk
- Emerging Local Plan for the former Suffolk Coastal area
- New Local Plan for the former Waveney area
- ‘Made’ Neighbourhood Plans
- Emerging Neighbourhood Plans
- Other work

# Local Plans in East Suffolk

- East Suffolk is currently covered by the following Local Plan documents:
  - For the former Suffolk Coastal area:
    - Core Strategy and Development Management Policies (Adopted July 2013)
    - Site Allocations and Area Specific Policies (Adopted January 2017)
    - Felixstowe Peninsula Area Action Plan (Adopted January 2017)
    - Saved policies from the 2001 Local Plan
  - For the former Waveney area:
    - Waveney Local Plan (Adopted March 2019)
  - Part of East Suffolk falls within the Broads. A new Local Plan for the Broads was adopted on 17<sup>th</sup> May 2019.

# Emerging Local Plan for the former Suffolk Coastal Area

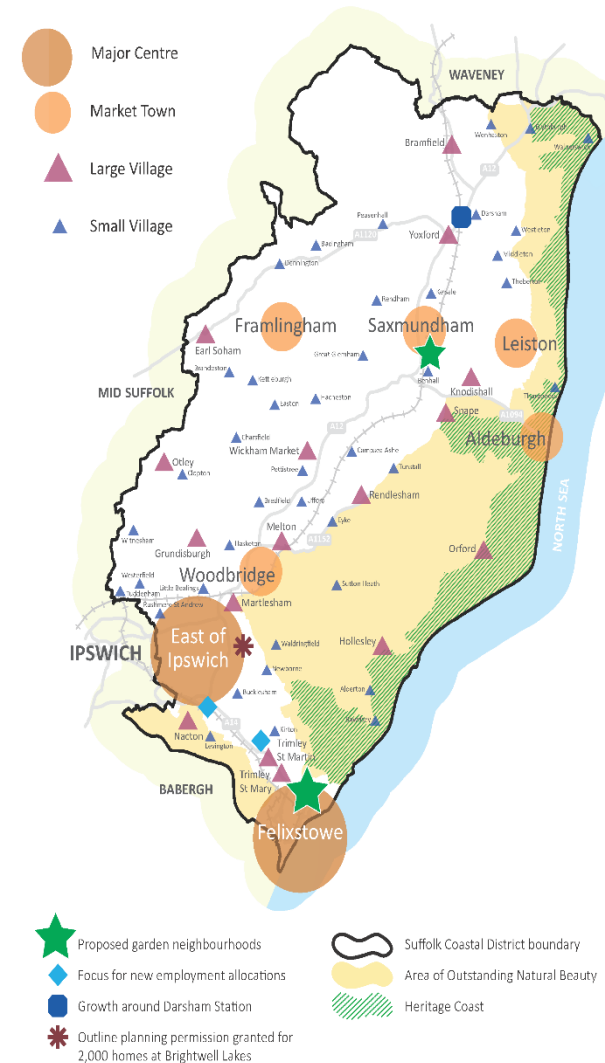
- A new Local Plan has been under preparation for the former area of Suffolk Coastal.
- The Local Plan was submitted for examination on the 29<sup>th</sup> March 2019 – just before the creation of East Suffolk.
- Philip Lewis BA (Hons) MA MRTPI has been appointed to conduct the examination to determine whether the Local Plan is sound. Hearing expected late summer.

# Emerging Local Plan for the former Suffolk Coastal Area - Strategy

Ambitious vision for the former District (2018-2036), (set within a wider Strategic Planning Area covered in Ch2):

- Policy SCLP3.1 – Strategy for Growth
  - 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
  - 10,476 new homes (582 a yr) (11,366 with c. 8.5% contingency)
- 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
- Strengthening the role and economies of market towns

*All within a cross cutting policy context of addressing climate change, protecting and enhancing the built and natural environment and improving health and well-being*



East of Ipswich includes Kesgrave, Martlesham Heath, Brightwell Lakes, Purvis Farm and Rushmere St Andrew (excluding village).

# Emerging Local Plan for the former Suffolk Coastal Area – Key Policies of Interest

- SCLP3.3 – Settlement Boundaries. Any land outside of boundaries is Countryside where residential, employment and town centre type development is generally restricted, subject to other policies in the plan.
- SCLP3.5 – Infrastructure. Expectation that all development will contribute towards infrastructure provision to meet the needs generated. Requirement for new development to provide the most viable high-speed broadband connections.
- SCLP4.8 – new retail hierarchy and local impact assessment thresholds for proposed development outside town centres. (>**750sqm** Felixstowe/Woodbridge; >**350sqm** other towns).
- SCLP5.4 – different approach to and definition of a “cluster” in the countryside for small scale housing development (**up to 5 dwellings**).
- SCLP5.8 – new approach to Housing Mix. Proposals of 5 or more units should provide at least **40%** 1 or 2 bed properties. Policy also requires **50%** of dwellings to be accessible and adaptable (Part M4(2) of the Building Regulations) on proposals of 10 or more units.
- SCLP5.9 – requirement for **5%** self build/custom build on larger sites (100 plus).
- SCLP5.10 – **1 in 3** units to be affordable; half should be affordable rent, 25% shared ownership, 25% discounted market homes. Exceptional circumstances required to vary the affordable housing provision.



# Emerging Local Plan for the former Suffolk Coastal Area – Key Policies of Interest

- SCLP7.2 – policy to ensure vehicle parking provision is protected and managed, including the provision of electric charging points.
- SCLP8.1 – protects community facilities, particularly those identified as Assets of Community Value.
- SCLP9.2 – developments of more than 10 dwellings to achieve a **20%** reduction from building regulations in CO2 emissions and measures to achieve water efficiency.
- SCLP10.1 – includes the need to ensure developments provide a biodiversity net gain.
- SCLP10.4 – Landscape Character policy replaces Special Landscape Areas. Policy informed by the Landscape Character Assessment (2018).
- SCLP11.1 – Design Quality policy introduces Building for Life 12 guidelines and dementia friendly design principles.
- Appendices – include guidance for marketing requirements and viability assessments, Landscape Character Area maps and set down infrastructure delivery requirements.

# New Local Plan for the former Waveney area

- Prepared over period from 2016-2019 including 3 rounds of consultation
- Submitted for examination in June 2018
- Inspector found the plan sound subject to a number of modifications.
- Adopted 20<sup>th</sup> March 2019

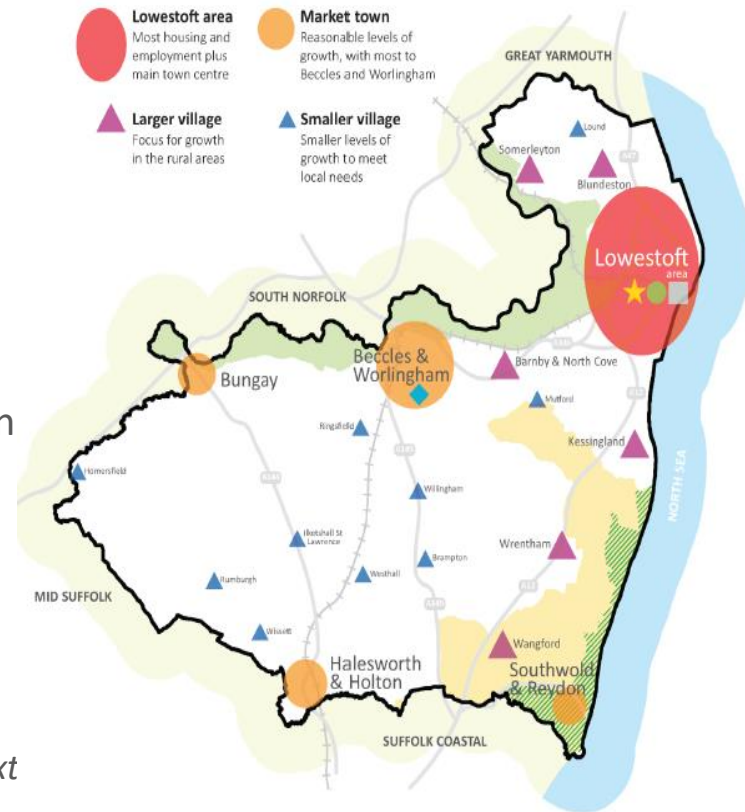


# New Local Plan for the former Waveney area - strategy

Ambitious vision for the former District (2014-36):

- Policy WLP1.1 – Scale and Location of Growth
  - 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

*All within a cross cutting policy context of addressing climate change, protecting and enhancing the built and natural environment and improving health and well-being*



# New Local Plan for the former Waveney area – Key Policies of Interest

- WLP1.2 – Settlement Boundaries. Any land outside of boundaries is Countryside where residential, employment and town centre type development is restricted, subject to other policies in the plan.
- WLP1.3 – Infrastructure. Identifies key strategic infrastructure projects; the expectation that all development will contribute towards infrastructure provision to meet the needs generated. Requirement for new development to provide the most viable high-speed broadband connections.
- WLP8.1 – **35%** of housing to be 1 or 2 bedrooms.
- WLP8.2 – **20%** affordable housing in Lowestoft and Kessingland, **40%** in Southwold and Reydon and **30%** elsewhere; half should be affordable rent, and half shared ownership/discount homes for sale.
- Exceptional circumstances required to vary the level and tenure of affordable housing. Only be reduced on sites necessary for 5 year land supply, subject to viability testing, or where wider sustainability benefits.
- WLP8.3 – requirement for **5%** self build/custom build on larger sites (100 plus).
- WLP8.7 – allows for small scale infill development and small scale development (**up to 5 dwellings**) supported by local communities outside of settlement boundaries.

# New Local Plan for the former Waveney area – Key Policies of Interest

- WLP8.18 – Sets the retail hierarchy and local impact assessment threshold (>**350sqm**) for proposed development outside town centres.
- WLP8.21 – Sustainable Transport. Includes the requirement for electric charging points.
- WLP8.22 – protects community facilities, particularly those identified as Assets of Community Value.
- WLP8.28 – Sustainable Construction – requires compliance with enhanced water efficiency standard and encourages energy efficiency measures.
- WLP8.29 – enhanced design policy including requirement for schemes to be assessed against Building for Life 12.
- WLP8.30 – requirement for **40%** of units to meet enhanced adaptable homes standard (M4(2) of building regs) and that appropriate developments meet dementia friendly design principles.
- WLP8.34 – includes the need to ensure developments provide a biodiversity net gain.
- Appendices – include guidance for marketing requirements and viability assessments, Landscape Character Area maps and set down infrastructure delivery requirements.

# 'Made' Neighbour hood Plans – East Suffolk

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

## Emerging Neighbourhood Plans – East Suffolk

- Aldringham Cum Thorpe
- Barnby
- Beccles
- Bredfield
- Bungay
- Carlton Colville
- 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

# Other work including...

- Housing Action Plan - to provide a more proactive approach to housing delivery, including closer engagement with developers on delivery rates, infrastructure delivery and addressing issues
- Reviewing the CIL Charging Schedule
- Reviewing the CIL Spend Process
- Reviewing the Statement of Community Involvement
- Development Briefs for large and small sites
- Recreational Avoidance and Mitigation Strategy and SPD
- Green Infrastructure Strategy – implementation and roll out across the former Suffolk Coastal area
- Self Build/Custom Build register review/corporate approach
- Supplementary Planning Documents (SPDs) – Affordable Housing, Coastal Change, Historic Environment, Sustainable Construction...



# Development Management

Liz Beighton BA (Hons) MTP MRTPI  
Planning Development Manager



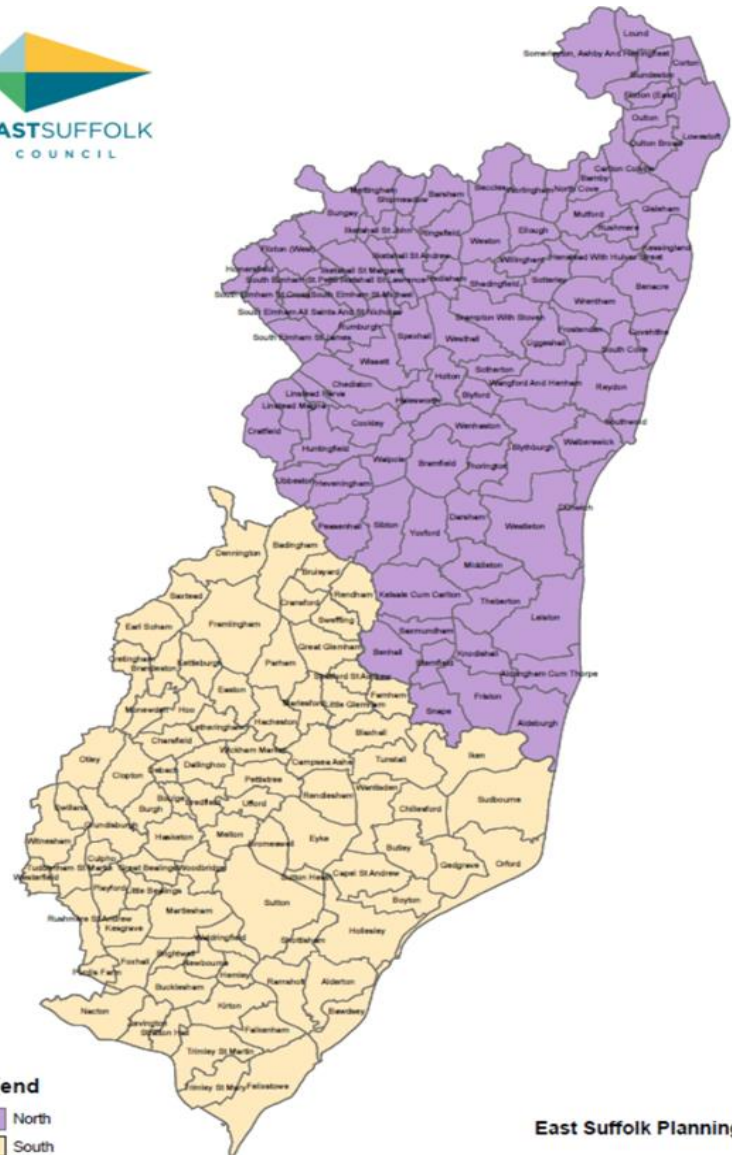
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## DEVELOPMENT MANAGEMENT

1. Area Teams and Officers
2. Scheme of Delegation
3. Planning Committee

# Area Teams

- These area teams report to the two Area Planning Committees
- The North Committee sits in Riverside and South Committee at East Suffolk House



# Scheme of Delegation

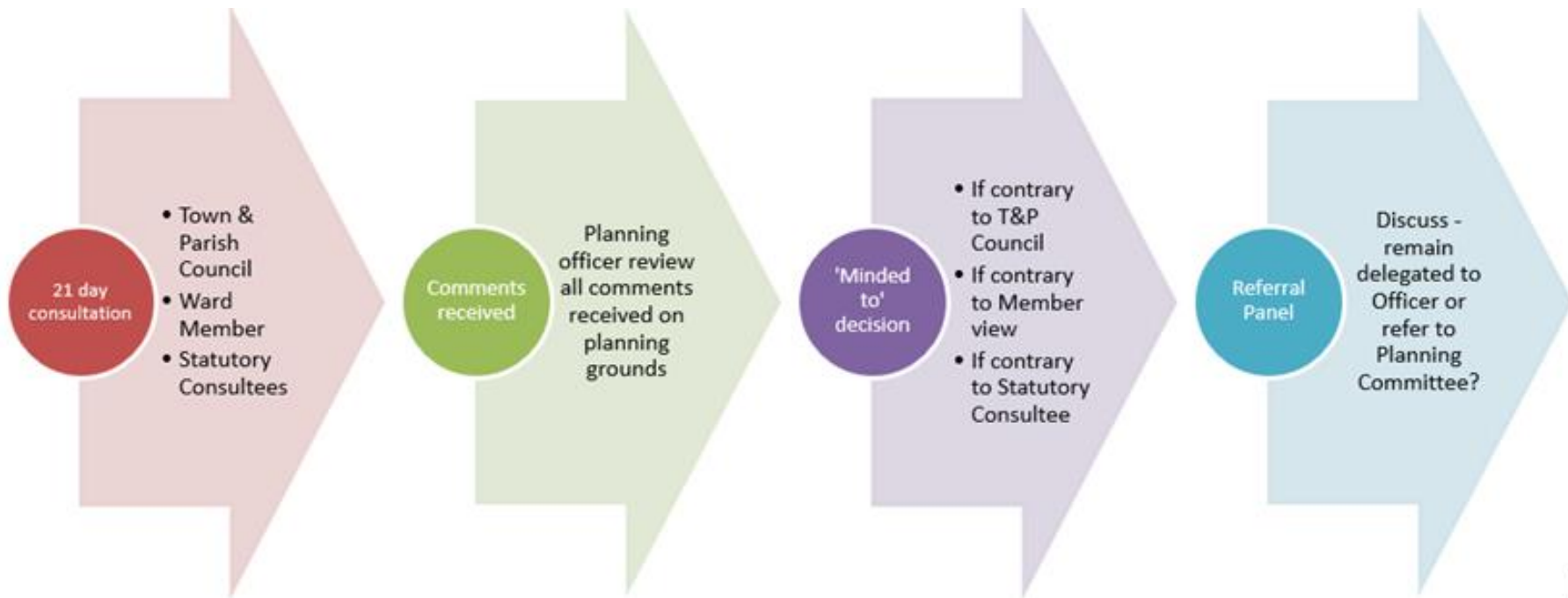


**All planning application** decisions including decisions concerning Environmental Impact Assessment (EIA) decisions or considerations requiring Habitat Regulation Impact Assessments (HRA) are **delegated** to Head of Planning and Coastal Management UNLESS:

1. The Planning Application is, in the opinion of the Head of Planning and Coastal Management and/or the Chair and Vice Chair of the Planning Committee, of significant public interest; would have a significant impact on the environment; or should otherwise be referred to Members due to its significance in some other respect; or
2. The applicant or landowner is East Suffolk Council;
3. The applicant, or agent, is an East Suffolk Councillor or an East Suffolk Council employee, or the applicant, or agent, is a close relative of an East Suffolk Councillor or East Suffolk Council employee; or
4. The referral process is triggered (see next slide) –

In which case, if item 4 is invoked, the Planning Application will be referred to the Referral Panel – the panel will discuss with the Head of Planning and Coastal Management (based on planning grounds) to either refer the application to Planning Committee for decision or remain delegated to the Head of Planning and Coastal Management.

# Referral Process



# Planning Committee Dates



## CALENDAR OF MEETINGS FROM MAY 2019 TO MAY 2020

	Day	Time	May 2019	June 2019	July 2019	August 2019	Sept 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	April 2020	May 2020
◆ Cabinet Briefing	Tuesday	6 pm		18	16	20	17	15	19	17	21	18	17	21	
Cabinet	Tuesday	6.30pm		4	8 (Mon)		3	1	5	3	7	4	3	7	5
Full Council	Wednesday	6.30pm	22		24		25		27		22	26	25		27
Scrutiny Committee	Thursday	6.30pm			25		26		28		23		26		28
Audit & Governance Committee	Monday	6.30pm			29		30				6		2		
Strategic Planning Committee	Monday	10.30am		10			9			9			9		
Planning Committee (North)	Tuesday	2pm		11	9	13	10	8	12	10	14	11	10	14	12
Planning Committee (South)	Tuesday	2pm		25	23	27	24	22	26	17	28	25	24	28	26

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Subject to the procedure detailed below, there is a right to speak for, or against, any applications for rights of way, planning permission or similar applications (e.g. Listed Building). There is no right to speak on enforcement issues, which appear on the agenda of the Planning Committee.

#### **PROCEDURE WHEN AN ITEM IS SCHEDULED TO BE REPORTED TO A PLANNING COMMITTEE**

Progress on applications can be monitored online by visiting the Council's website – [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk). This will indicate if the application is going to be considered by the Planning Committee and, if so, when. The following would normally be permitted to speak:

- representative of Town / Parish Council or Parish Meeting;
- applicant or representative;
- objector;
- relevant ward Members

The intention is that only one person would speak from each of the above parties.

#### **PROCEDURES AT PLANNING COMMITTEE MEETINGS**

Interested parties who wish to speak will need to register before the start of the meeting, the registration to speak at meetings can take place any time in the five days leading up to the Committee date up to 5pm, the day prior to the scheduled meeting.

#### **ORDER OF SPEAKING**

The order of debate will be as follows:

1. Introduction by Planning Officer or relevant Officer for rights of way applications;
2. Representations by objector;
3. Representations by relevant town or parish council (in exceptional circumstances the Chairman may allow more than one parish council to send a representative by prior agreement where a development proposal is of such magnitude that it affects several parishes);
4. Ward Member(s);
5. Representations by applicant or representative;
6. Planning Committee general debate.



### **ILLUSTRATIVE MATERIAL**

If a speaker wishes to refer to illustrative material, which they wish to be displayed at the meeting, then this must be provided to the Officers 24 hours in advance of the meeting so that appropriate arrangements can be made for its display.

If the application is deferred until the next meeting for further information, negotiations or a site visit, either before or after public speaking, speakers will have the opportunity to present their views again.

There will be an Officer present at all meetings to ensure that procedures are properly followed.



Development  
Management



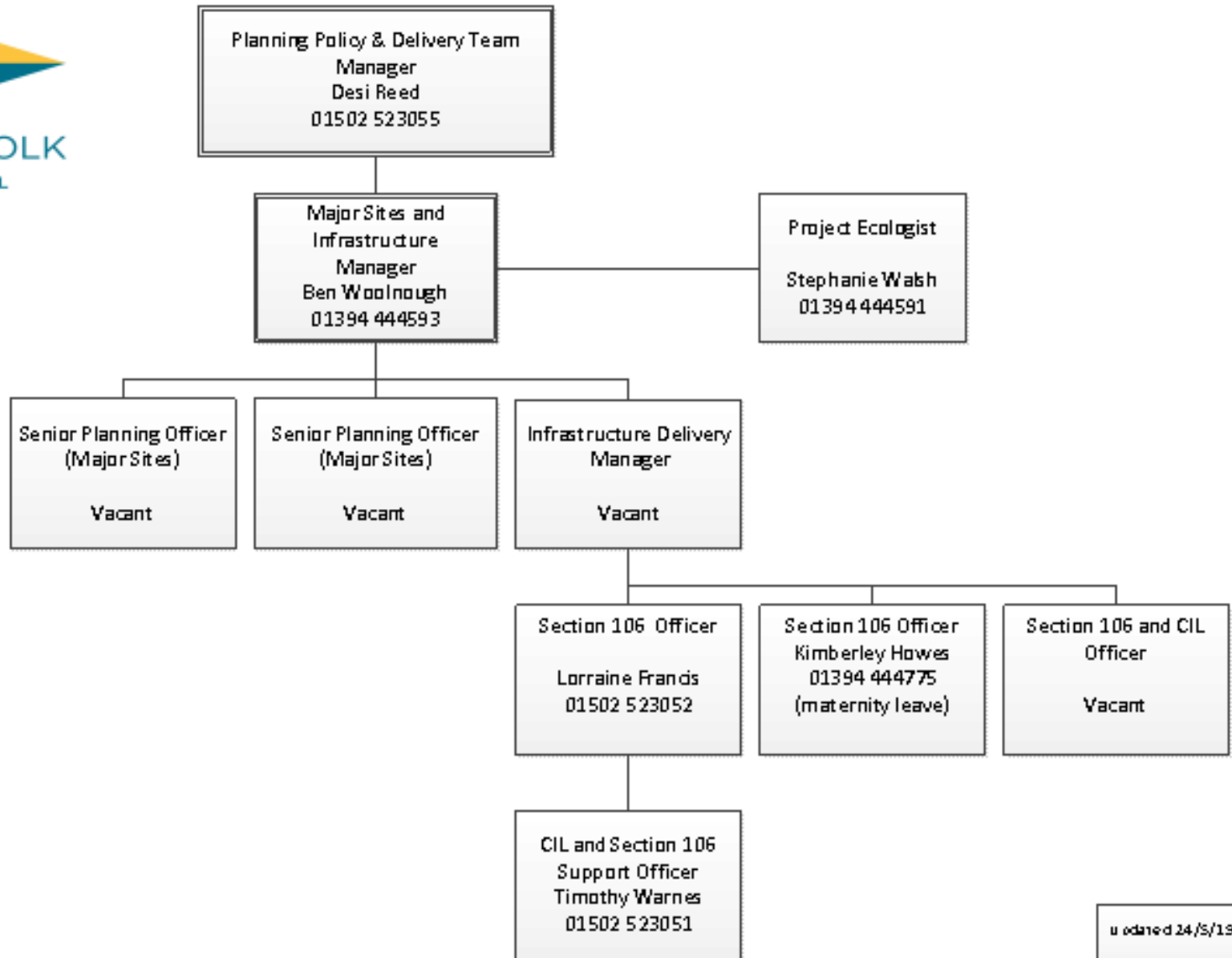
# Introduction into CIL - Community Infrastructure Levy

Lorraine Francis  
Section 106 Officer



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# Major Sites and Infrastructure Team



# Spending CIL in East Suffolk

- The Community Infrastructure Levy (CIL) is the way in which the council collects financial contributions from developers to help pay for new and improved infrastructure.
- 15% of CIL automatically gets paid to Parish/Town Councils. 25% where there is a Neighbourhood Plan
- So far East Suffolk has paid almost **£1.5 million** to Parish/Town Councils to spend on:
  - *the provision, improvement, replacement, operation or maintenance of infrastructure;*  
*or*
  - *anything else that is concerned with addressing the demands that development places on an area*

# Spending CIL in East Suffolk

- District CIL spend is in the process of review to take an East Suffolk wide approach and to consider up-to-date infrastructure priorities.
- A renewed process to consider CIL bids is underway.
- So far CIL Spend commitment to Infrastructure Projects has totalled **£2.3 million**.
- Contributions to Projects include:
  - Extension to Framlingham Medical Practice
  - Four Community Centre developments
  - Renovation of Flood Defence Wall
  - Various Highways works
  - Beccles 3G pitch
  - Oulton Broad Pedestrian and Cycle Bridge

Further large commitments to education, health and highways are expected over coming years.

# CIL Charging in East Suffolk

- Charging Schedules and zones for SCDC and WDC remain the same
- Residential, Holiday Let, convenience retail (former SCDC), supermarkets/ superstores/ retail warehouses (former WDC)
- Charging Schedule for East Suffolk to be progressed within the next year
- [www.eastsuffolk.gov.uk/cil](http://www.eastsuffolk.gov.uk/cil)

# Avoiding problems with CIL

- The CIL regulations are not optional
- Forms, forms, forms!
- The onus is on the owner/developer to submit forms and pay CIL, not the Council to chase
- Make sure the appropriate forms submitted, relief granted and any reviews/appeals resolved before you commence
- Notices will be sent to the liable party

# Amending Applications

- Can result in multiple CIL chargeable permissions
- Regulations on abatement only cover where CIL has been paid
- New full permissions must request abatement before commencement
- Failure to follow can result in multiple CIL charges
- If unsure, just ask [cil@eastsoffolk.gov.uk](mailto:cil@eastsoffolk.gov.uk)

# Proposed changes to CIL Regulations

- Penalty for failure to submit a commencement notice for self build reduced
- Changes to how indexation is applied
- Addition of relief for Starter Homes
  
- The Government is also reviewing how CIL can be spent more effectively and seeking to reduce the restrictions on funding infrastructure through S106 agreements where CIL is in place.



# RAMS – Recreational Avoidance and Mitigation Strategy

Ben Woolnough BSc MSc MRTPI

Major Site & Infrastructure Manager

Stephanie Walsh

Project Ecologist



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# Developers Forum May 2019



## Agenda

- East Suffolk Habitats Sites
- Effects of Housing Growth
- What is RAMS?
- Why now?
- How does RAMS work?
- Additional Mitigation Measures
- What is an Appropriate Assessment?
- How do we collect your RAMS contributions?
- Case Study

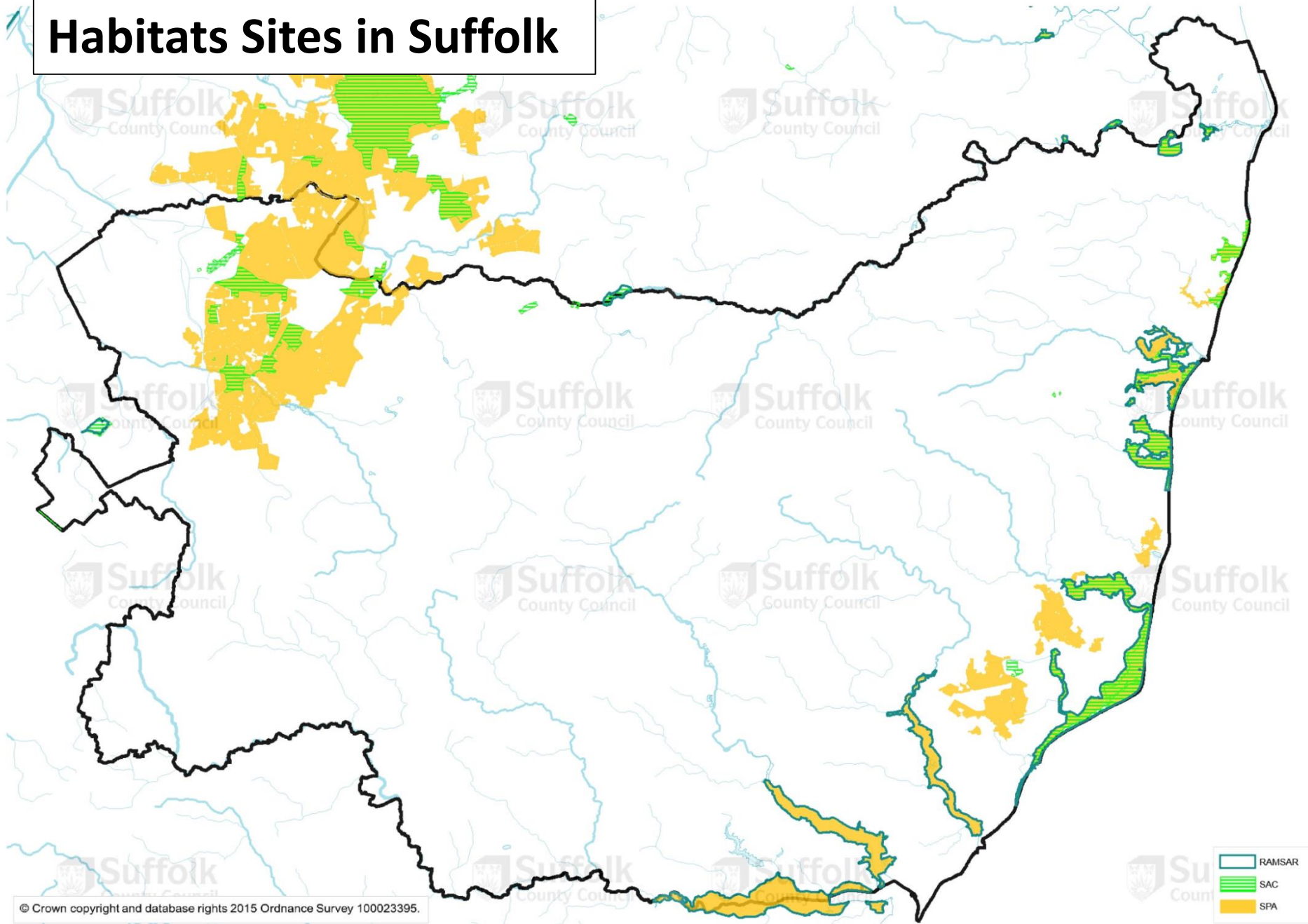
# Developers Forum May 2019



## What is a Habitats Site (European Site / Natura 2000)?

- These areas contain important habitat types and habitat for and, or occurrences of rare and vulnerable birds, plants and other wildlife
- The UK Habitats Regulations, from the Habitats Directive, the purpose of which is to conserve natural habitats and wild species across Europe by establishing a network of sites known as Natura 2000 sites also known as European Sites.
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are protected under the Habitats Regulations, and are, along with Ramsar wetlands, known as European Sites.

# Habitats Sites in Suffolk







© S Walsh



© RSPB



© NT



©RSPB



© S Walsh





© S Walsh



© Roy Lowry



© Tanny Robinson



©SBIS



Map 8: Overall zone of influence and split into Zones A and B



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## Habitats Sites

Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons Special Area of Conservation (SAC)

Minsmere to Walberswick Heaths and Marshes Special Area of Conservation (SAC)

Minsmere - Walberswick SPA

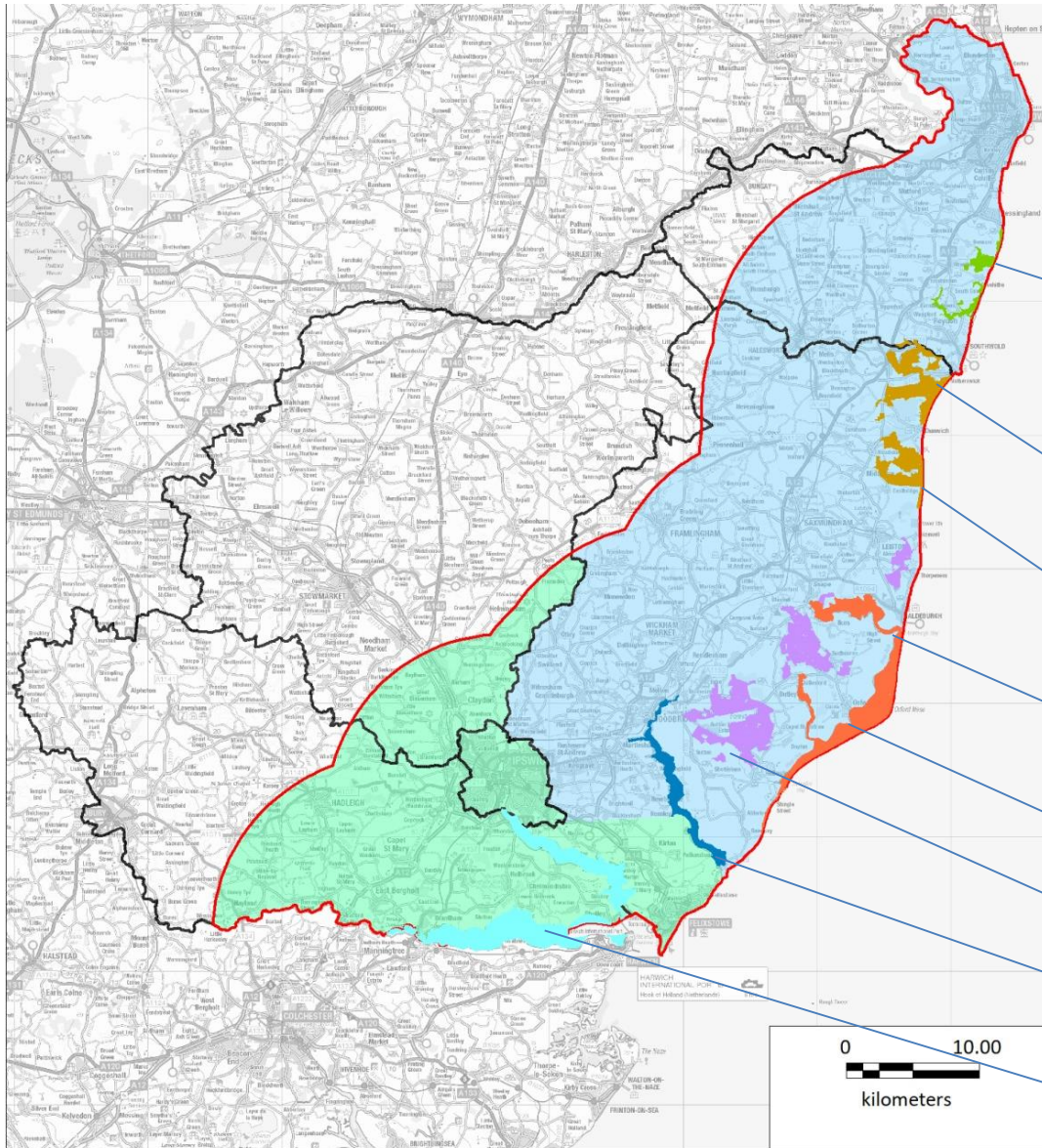
Alde-Ore Estuary Special Protection Area (SPA) and Ramsar site

Orfordness-Shingle Street SAC

Sandlings SPA

Deben Estuary SPA and Ramsar site

Stour and Orwell Estuaries SPA and Ramsar site



Overall zone of influence

Zone A  
 Zone B

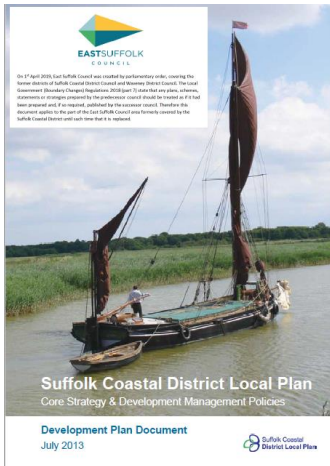
Relevant European sites

Alde-Ore Estuary SPA/Ramsar  
 Benacre to Easton Bavents SPA  
 Deben Estuary SPA/Ramsar  
 Minsmere-Walberswick SPA/SAC/Ramsar  
 Orfordness-Shingle Street SAC  
 Sandlings SPA  
 Stour and Orwell Estuaries SPA/Ramsar

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## Effects of Cumulative Planned Growth



**7,900 homes**  
2013-2027  
+  
Draft Local Plan  
(will require  
expansion of  
RAMS)



**9,235 homes**  
2014-2036

+  
Plus growth  
planned in  
Babergh, Mid  
Suffolk and  
Ipswich

Implementing RAMS was a Natural England requirement in finding Local Plans sound  
Increase in numbers of dwellings (residential and some tourism accommodation) leads to:

- Increased visitors on European sites,
- Potentially increasing disturbance / damage to site and making it unsuitable for the flora / fauna it was designated for

**= Likely Significant Effects without mitigation**  
**RAMS is part of the mitigation package**



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## What is RAMS?

- Partnership between East Suffolk, Ipswich Borough, and Babergh Mid Suffolk Councils
- RAMS technical report scientifically identified Zone of Influence (ZOI)
  - Distance people travel for recreation at sites
- Guidance document being produced to help with implementation
- Secured mitigation option for developers
  - RAMS team manages mitigation
  - Hands off approach for developer
- Comprehensive strategic approach
  - Flexibly mitigating for development within 13 km ZOI of European sites
  - Easier and more effective than project by project mitigation
  - Can provide a more valuable outcome for wildlife and habitat

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## Why Now?

- Increasing focus on protection of designated sites and biodiversity, and increased requirement for Appropriate Assessment in law.
- Planning for development has observed disjointed approach with project by project mitigation – often relatively small isolated areas ‘islands’
- More value in ‘joined up’ approach where larger projects, make larger conservation gains
- More meaningful results could be achieved by pooling contributions
- Need for mitigation at European Sites identified in Core Strategy Appropriate Assessment (2011)
- RAMS identified in policy in both existing and draft Local Plans
- People over wind case (April 2018) set a new precedent

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## How does RAMS work?

- Payment into fund or 'pot' to contribute to mitigation on European protected sites when developing within the ZOI
- Payment per dwelling funds projects which help to reduce, redirect and mitigate for recreation impact (e.g. provision of wardens, footpath redirection, interpretation, physical works on site)
- ZOI determined a distance in which people regularly travel to sites for recreation (hiking, dog walking, cycling, water sports)
- Paying into RAMS means a reduced requirement for extensive mitigation on site or for applicants to undertake any/less assessment work.
- **Paying into RAMS removes the need for applicants to demonstrate other forms of mitigation and enable proposals to pass the necessary Appropriate Assessment (Less than 50 dwellings)**

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## Additional Mitigation Measures

- Some housing schemes, due to their scale or relationship with European sites may need to provide bespoke mitigation measures in addition to making the financial contribution such as:
  - New dwellings which are close to the European sites, as the occupants are much more likely to visit the site more frequently
  - Large developments (50+ dwellings) may also have a need for dog walking routes, additional open space or Suitable Alternative Natural Greenspace (SANGs)

Green Infrastructure and Biodiversity Net Gain actions may be necessary in addition to RAMS mitigation.



SANG area = 25.12 ha

- 18.1 ha of core block
- 7 ha of linking routes
- 3.3ha of outdoor play space
- Range of routes for walking, cycling, running 2.5 – 6km.

**2000 homes at Brightwell Lakes, Martlesham Sutable Alternative Natural Greenspace**







## 190 homes at Town Farm, Halesworth

On-site dog walking provision and close integration with Public Right of Way network

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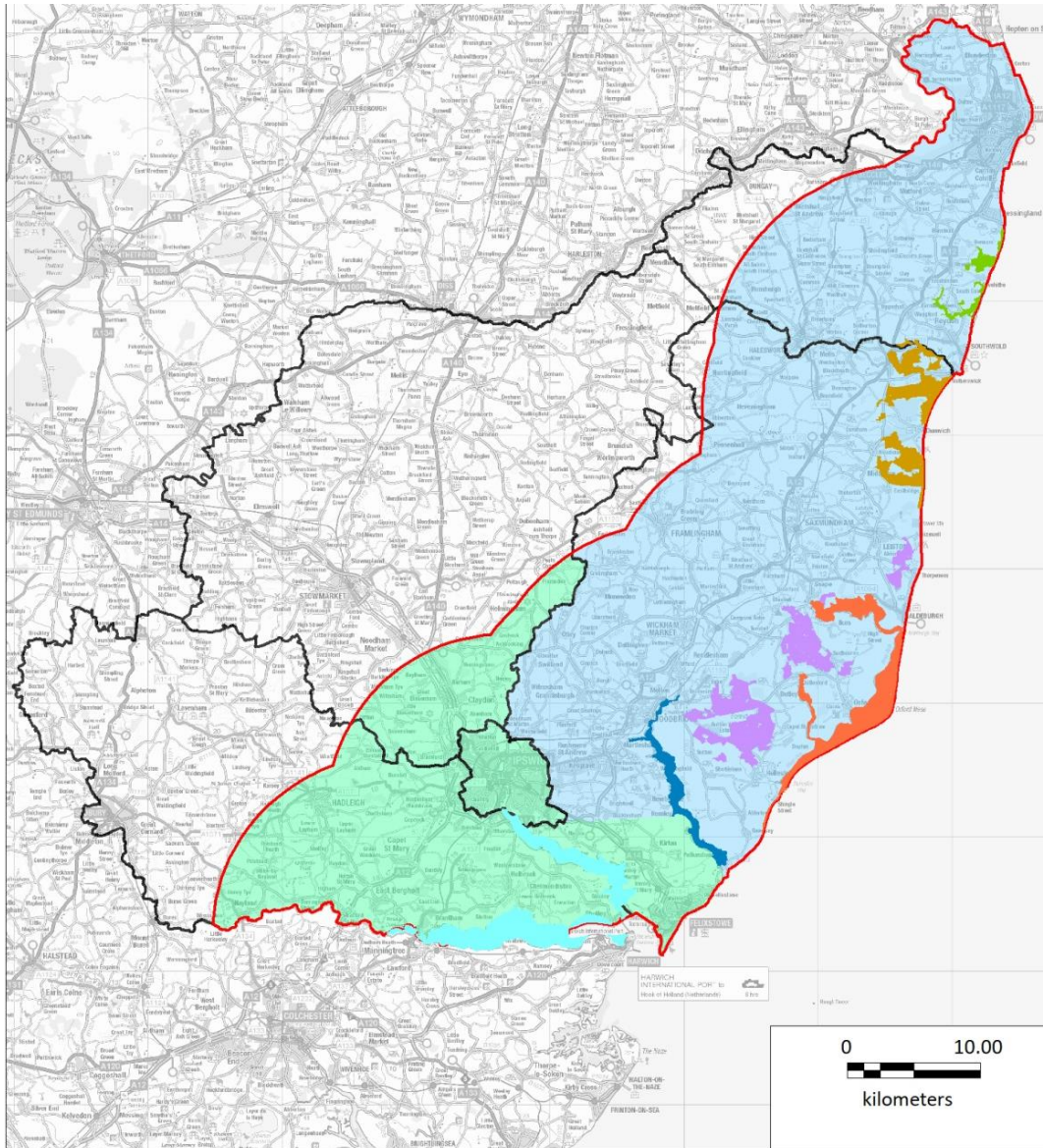


## What is an Appropriate Assessment?

Under Article 6(3) of the Habitats Directive, an appropriate assessment is required where a plan or project is likely to have a significant effect upon a European site, **either individually or in combination with other projects.**

- The assessment should be based on – and supported by – evidence that can stand up to scientific scrutiny.
- It must be detailed and robust enough to answer the question “Can it be ascertained that the integrity of the Natura site will not be adversely affected?”
- For less than 50 dwellings there is a template approach agreed by Natural England, subject to RAMS contribution

Map 8: Overall zone of influence and split into Zones A and B



Per dwelling rates:  
**Zone A - £121.89**  
**Zone B - £321.22**

- |  |                           |   |
|--|---------------------------|---|
|  | Overall zone of influence | <b>Relevant European sites</b>  |
|  | Zone A                    |  Alde-Ore Estuary SPA/Ramsar           |
|  | Zone B                    |  Benacre to Easton Bavents SPA         |
|  |                           |  Deben Estuary SPA/Ramsar              |
|  |                           |  Minsmere-Walberswick SPA/SAC/Ramsar   |
|  |                           |  Orfordness-Shingle Street SAC         |
|  |                           |  Sandlings SPA                         |
|  |                           |  Stour and Orwell Estuaries SPA/Ramsar |



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## How Do We Collect Your RAMs Contributions?

- A contribution is made for each new dwelling
- Upfront payment option
- Consult webpage  
(<http://www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/>)  
to:
  - Determine if development is in Area A or B
  - Calculate number of new dwellings (net increase) by tariff
  - Fill out relevant form and send off to: [s106@eastsuffolk.gov.uk](mailto:s106@eastsuffolk.gov.uk)

\*Paying into RAMS is part of your development contributions, it is not replacing any other requirements\*

# Developers Forum May 2019



## Case Study: Bird Aware Solent

- The partnership:
  - Fifteen Solent local authorities, Natural England, Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust, and Chichester Harbour Conservancy.
- Established recreation mitigation program (2017)
  - Focus on birds and bird habitats
- Developer contributions (Average of £564 per dwelling)
- Recognition 2018: The partnership was presented with RTPI awards for
  - Excellence in planning for the natural environment, and
  - For fostering strong collaboration between its partner organisations
- Employs rangers
  - Engage and educate the public about disturbance of birds on the Solent at sensitive lifecycle stages
  - Encourage enjoyment of the coast without disturbing wildlife
  - Promoting as a franchise to other areas

<http://www.birdaware.org/about-us>

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Bird Aware Solent

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# Developers Forum May 2019



## Thank you

Contact: [RAMS@eastsoffolk.gov.uk](mailto:RAMS@eastsoffolk.gov.uk)

[www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/](http://www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/)

Contributions email: [s106@eastsoffolk.gov.uk](mailto:s106@eastsoffolk.gov.uk)

# Quality of Place Awards

Eloise Limmer

Design & Conservation Officer



**EASTSUFFOLK**  
COUNCIL

Developers Forum  
May 2019



# QUALITY OF PLACE AWARDS

Design &  
Conservation

# Developers Forum May 2019



## What are the Quality of Place Awards?

Annual awards that aim to recognise and encourage an interest in the quality of the built environment with East Suffolk. The awards help us promote awareness for the need for high standards in all forms of design.

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## Why submit a scheme?

- Prestigious awards
- Raise your profile within the District
- Free publicity
- Something to add to your practice CV
- Past winners have gone on to win RIBA awards



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## Is your scheme eligible?

- Within the East Suffolk Council geographic area
- Been completed in the past two years (five years for the landscape category)
- Any use class – commercial, educational, leisure, residential etc
- Any type of development – new build, extension, conversion, refurbishment

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## How are they judged?

- The independent judging panel includes; the Planning Portfolio Holder, a representative from the Suffolk Preservation Society, a local architect, a local natural environment expert and a representative from a local Amenity Society
- All nominated schemes are considered by the judges against the criteria and a shortlist is selected
- The shortlisted properties are visited by the judges and the winners selected

Five Acre Barn, Aldringham



Black Barn, Dallinghoo

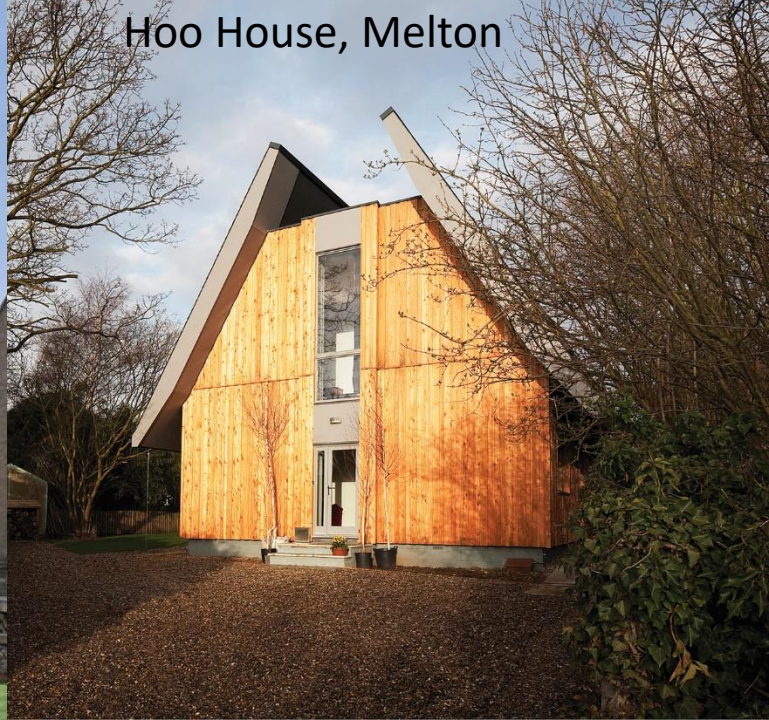


75 Broad Street, Orford



# DESIGN

Hoo House, Melton





Bawdsey Radar  
Transmitter Block



# CONSERVATION



Sibton Park Gate Lodge

Lychgate, St Mary  
and St Peter  
Church, Kelsale



Darsham House, Darsham

Front elevation

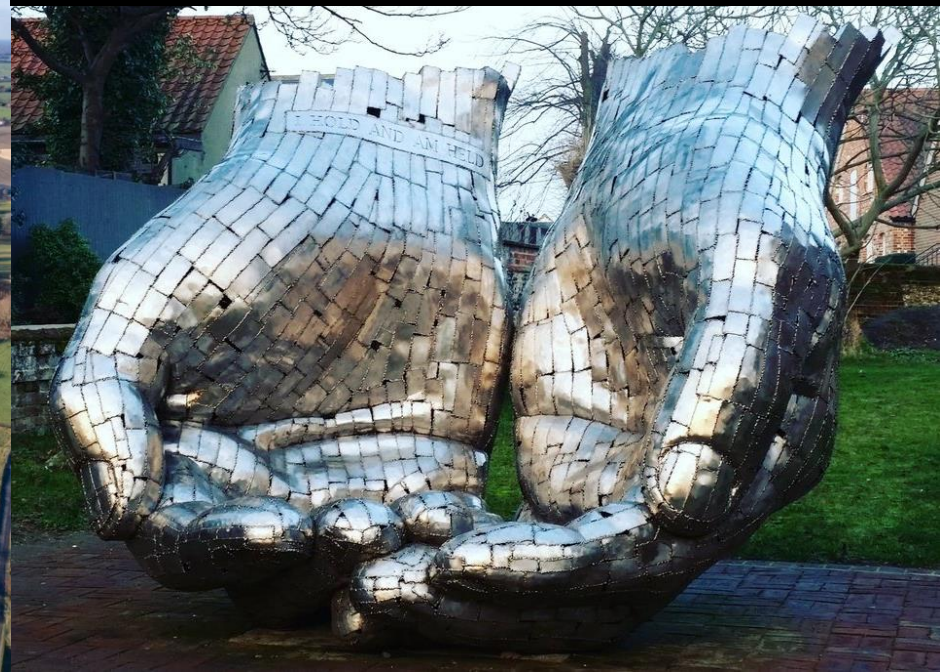


Valley Farm Lake, Heveningham



# LANDSCAPE

Hands Sculpture, Woodbridge Quay Church



Notcutts, Woodbridge



Seafront Gardens, Felixstowe



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## COMMUNITY

This is a new category for 2019 aiming to celebrate projects that benefit the communities in which they are built.

We are looking for projects that fully engage with the community, this could be a community led project or a scheme benefits the wider community

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Nomination deadline 31<sup>st</sup> July

Download nomination form from:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/quality-of-place-awards/>

# Building Control

**Mark Harvey** MCABE C.Build E  
Building Control Partnership Manager



**EASTSUFFOLK**  
COUNCIL





# East Suffolk and Ipswich Building Control

Building  
Control



I am Mark Harvey and I am proud to both be an employee of East Suffolk and lead the East Suffolk and Ipswich Building Control Partnership.

I have worked in Building Control for 16 years and have experience in all forms of construction, I can also still lay bricks and mix mortar of the highest quality.

I am a fully Chartered Building Engineer and since my appointment as Building Control Partnership Manager I have overseen the development of a team of 16 surveyors who readily support me to deliver Local Authority Building Control to the highest possible standards.

**Mark Harvey MCABE C.Build E**

**Building Control Partnership Manager**

## **What you may know?**

- Post Grenfell the construction industry has been under enhanced scrutiny.....and rightly so!
- Building Control itself has been in the spotlight
- There have been many questions asked about how the entire system works
- The industry has been described as demonstrating a “race to the bottom” culture
- Emphasis is growing on competence across the entire sector
- Building Control operate in a competitive sector
- The Building Regulations themselves are changing
- There is scrutiny on how competition effects the ability to regulate


**The future holds further change!**



## What you may not know?

- East Suffolk and Ipswich are working closely with DCLG and LABC to ensure we support the industry changes as a partnership, on behalf of the public and all our applicants.
  - As a Partnership we have achieved the new ISO 9001 accreditation as expected and supported by LABC. We were one of the first Building Control partnerships to have achieved this within the Eastern Region.
  - We share a collective belief in demonstrating competence as a team. All surveyors are either fully qualified or working towards qualification.
  - Three East Suffolk and Ipswich Partnership surveyors recently achieved National superstar awards for their professional efforts, during a period of enhanced scrutiny.
  - We tailor our Building Control services to each and every client, adding a refreshing personalised approach to submission, application and inspection.
  - We provide individual fee quotes for every project and continue to offer free advice pre submission at the earliest possible stage.
  - We operate a cost covering policy, not for profit.
  - We retain independence.
  - We hold 77% market share across the Partnership.
- 


## How have we achieved this?

- We actively promote communication and advocate direct surveyor contact
  - We seek project engagement at the earliest possible stage
  - We offer consistency in decision across the entire partnership and beyond
  - We offer enhanced accountability through team structures which offer applicants the ability to proactively place their conversations good or bad with confidence
  - We are open and approachable
  - We are competitive
  - We are reasonable
  - We are responsive
  - We have clear direction
  - We thrive on collaboration
  - We recognise the achievements of our applicants
  - We are learning how to recognise our own achievements
  - We pride ourselves in having unrivalled local knowledge
  - We take responsibility for the communities in which we all live also
- 

## **East Suffolk and Ipswich, Suffolk and Beyond!**

- We are a key partner in the newly formed Suffolk group
- The Suffolk group is designed to enhance the delivery of Building Control throughout the entire Region with consistency and accountability top priorities
- The Suffolk Hub will offer access to specialised CPD and events tailored to the need of our collective applicants
- The group includes East Suffolk, Ipswich, Babergh, Mid Suffolk and West Suffolk.

## **Beyond?**

- We are not boundary restricted
  - We support many applicants Regionally and Nationally with application and approval
  - We remain the point of contact for our applicants and oversee the on site delivery of projects with the support of LABC
  - We openly support House type approvals
  - We are very proud to have received multiple awards and recognition alongside our key clients in this area.
- 

## Seamless Segway to recognition achieved

- Each year we dedicate time and resource to recognise the exemplar efforts of the people we are privileged to work with.
- Collectively successful submission and testimony has lead to Building Excellence awards in many forms, with many applicants large and small.
- This is very important to us indeed and grows every year.
- This year the surveyors entered 18 projects into the LABC Building excellence awards and have achieved 15 short listings for the Regional finals in June on behalf of our outstanding client base.

*This is the only time we accept photographs in support of the delivery of our service.....ummmmmmm.*





As you can see **WE** is the most important thing to us but there has to be a little bit of **I**



Building  
Control

## **How do I monitor the success of the Partnership?**

- By the Hurt !
- What I mean to say is, when I travel between all three office locations it has become clear to me that I now have a team of surveyors who take great pride in what they do, who they do it for and how we can improve
- I see the hurt when applications are received from our competitors within the areas of surveyors whom feel there is no way the delivery of the Building Control service can be matched to the service they offer as part of the team we now are.

There really is no need for empathy in this instance, however as to me this shows as a partnership we believe in what we do and now challenge ourselves to gain the attention of you all professionally and proactively.

# The final I.....

- I like to think decent leadership has played its part!

# Thanks for taking the time

Please feel free to speak to me or contact me personally if you wish to discuss anything about the presentation, or in fact you would like me to visit your offices to discuss the service proposal of East Suffolk and Ipswich Building Control in greater detail.

- **Mark Harvey | Building Control Partnership Manager**
- East Suffolk and Ipswich Borough Councils
- 01502 523061 | 07768 423887
- [Mark.harvey@eastsoffolk.gov.uk](mailto:Mark.harvey@eastsoffolk.gov.uk)
- [mark.harvey@ipswich.gov.uk](mailto:mark.harvey@ipswich.gov.uk)





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