

Town & Parish Council Forum Agenda

9:30 - 9:45

Opening word from
Philip Ridley Head of
Planning & Coastal
Management

9:45- 10.45

Presentation from our Development
Management Team

Covering CIL, Validation, Pre-Apps, Fee
Increase, new staff & changes to the
guarantee

10:45 - 11:00

Coffee Break

11:00- 11:30

Presentation from our
Planning Policy Team

Covering SPD's, introduction of
the planning delivery dashboard,
and the levelling up &
regeneration Act.

11:30 - 12:00

Presentation from
Specialist Services

Covering Quality of place
awards, an overview and
Biodiversity net gain.

12:00 - 12:30

Q&A



Development Management update

Ben Woolnough

Planning Manager

Development Management, Major Sites and Infrastructure

Agenda

**General updates
Team, Areas, Appeal,
Decision stats, Local
CIL**

**Fee increases and
the Planning
Guarantee**

**Local Validation List
and Pre-applications**

**Best practice in
responding to
applications**

**New Planning
Committee Member
Call-in process**



General update

New starters

Three new starters

Becky Taylor, Ellie DeGory and Jack Hannan – New Assistant Planners

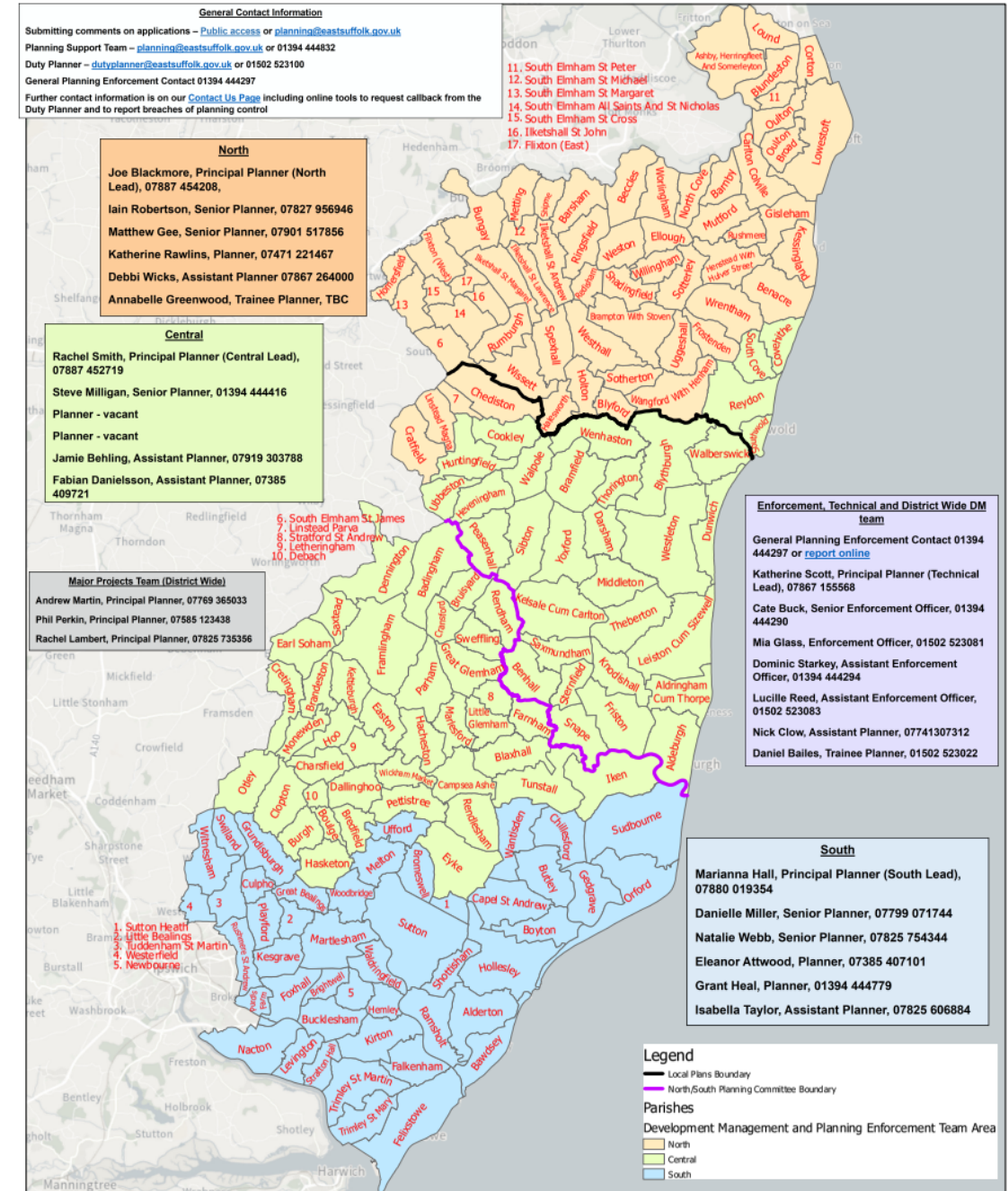
One Major Sites Principal Planner vacancy - advertised

Three Area Teams plus Enforcement Technical and Area wide team

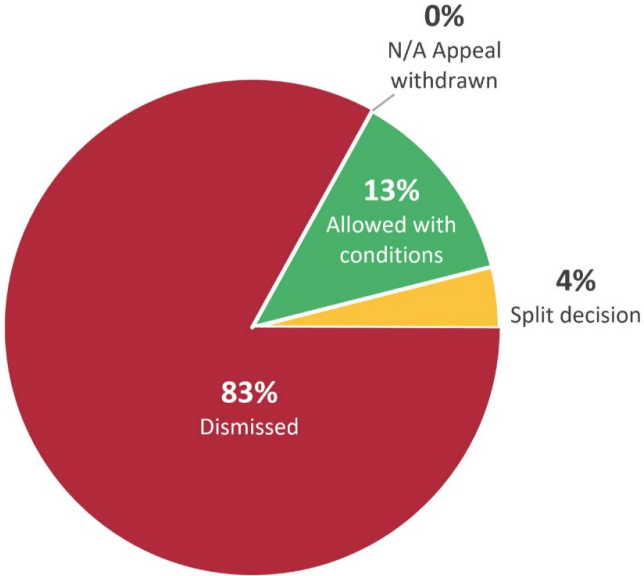
Three new areas were formed in September with an aim to form closer relationships between officers and Town and Parish Councils

[DMParishes-with-contact-info.pdf \(eastssuffolk.gov.uk\)](#)

Development Management and Enforcement Areas



General update



Appeals 1 April to 8 December 2023

Appeal successes

13% of our appeals were allowed last year

On average nationally 28% of appeals are allowed

Prior to both of our Local Plans being adopted in 2019/20, 30% of our appeals were allowed.

Planning Inspectorate no longer accepting email comments on appeals from April. Comments only through its portal:

[Streamlining comment submission for planning and enforcement appeals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/streamlining-comment-submission-for-planning-and-enforcement-appeals)

Decision making statistics

We remain above Government targets though this is dependent on agreed Extensions of Time with applicants

	Quarter (July-Sept 2023)	Percentage	Targets
Major Development	9/11	82%	60% national
Minor Development	98/137	71.5%	n/a - national
Other Development	278/349	79.66%	n/a - national
Minor and Other Development Combined figures	376/486	77.37%	70% national

Increased Planning Fees

Minor applications increased by 25%

But is subject to a 16 week 'Planning Guarantee' of a fee refund if not determined or there is no extension of time. Reduced from 26 weeks

Major applications increased by 35%

26 week Planning Guarantee still. But this has the attention of government. Intention for a 'Premium Planning Service' in the Autumn Statement. It is expected that Councils will need to rely on a lot more detail being addressed at Pre-application stage.

Not ringfenced for planning departments

However, East Suffolk prioritises investment in the Planning Service, recognising that it underpins many Council functions and priorities.

8 week and 13 week determination periods and Extensions of Time

These were set over 40 years ago and haven't changed since!

Why do we have or allow Extensions of Time?

Local CIL Fund

- 3% of previous financial years DCIL receipts
- for smaller ‘local projects’ in areas where there’s growth
- Relatively small fund – first come first served basis (approved CSWG in June)
- Max £50k – must be match funded
- ‘additionality’ – not just maintenance of existing infrastructure



Free resource pools, support from others? – architects, surveyors, lawyers, project managers, etc



Collaborative Funding – fundraising events, crowd funding, supermarkets (local projects), lottery, grants, sporting bodies, etc



Timing of Bid Rounds - April-May Annually



Local CIL (£50K max) - must be match funded



District CIL – needs to be in the “made” Neighbourhood Plan and be jointly funded with NCIL.



Neighbourhood CIL has a 5-year spend restriction – so don’t delay!



Note 1: There are some things CIL cannot fund. Check first!



Note 2: Projects must be deliverable and timely.

The 2023 total LCIL awards came to £147,000.00.

Further information regarding the Local CIL Fund can be found at the link below.

[CIL spending » East Suffolk Council](#)

Bid Ref	Infrastructure Project	Amount
LCIL 2023-2	Southwold - Klondyke Skate Park	£ 50,000.00
LCIL 2023-3	Beccles - Waveney Meadow Project	£ 22,000.00
LCIL 2023-4	Blundeston - Play Park Refurbishment	£ 25,000.00
LCIL 2023-5	Rendlesham - Skatepark and Nature Walk	£ 50,000.00

Local Validation List

PURPOSE

This consultation asks your views on a new draft local validation list, which explains which documents are required to accompany a planning or planning related application before it is validated by East Suffolk Council.

The Town and Country Planning Act 1990 enables Local Planning Authorities to set their own Local Validation requirements for applications through a 'Local Validation List', that reflects the specifics of their area including Local Planning Policies.


The draft list which is the subject of this consultation can not and will not remove any national legislative requirements relating to the plans and documents required to validate an application, but it will add additional local requirements where those matters/ documents/ drawings are reasonably required to enable the Local Planning Authority to understand the proposals and assess their potential impacts, which in turn will enable the determination of the application. The document will replace the existing [Local Validation Requirements 2020](#).

Whilst this draft document is published in the form of a PDF document, the intention is that it will be published in an easier to navigate web style format with hyperlinks between the pages and to sources of future information, including guidance related to specific application types and forms of development proposal. Many of the proposed hyperlinks are indicated by the comments boxes included in the draft document.

GET INVOLVED

What do you think about the draft Local Validation List? Read the document and complete the comments form below. Give your views by **5pm** on **Friday 2nd February 2024**.

 Draft Local Validation List

 Make a comment

Consultation ends in...



[Local Validation List - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Local Validation List

A consultation recently began on a new Local Validation List, which explains which documents and drawings are required to accompany planning applications within the district.

This will add local requirements to the national legislative requirements to help the Council understand the proposals and assess potential impacts. The document will replace the existing [Local Validation Requirements 2020](#).

Consultation ends 5pm on **2 February 2024**.

Pre-application Questionnaire

What is a Pre-application enquiry?

- An opportunity to seek **non-binding advice before** committing to apply for planning permission
- Generally a **private process**
- An important **'filter'** of development proposals
- A way to **guide best practice**, including **how to engage with communities**
- An opportunity to **inform what we want and need** from applications
- Ensures that the Council and communities **get better information** when the application arrives.

What are the challenges?

- Suitable and up-to-date?
- It is **not profit making** – we can only cover our costs of officer time
- Need to be **efficient** and offer a **proportionate** service
- Increasing need to **collaborate** with SCC and other consultees to inform advice
- Increased **public interest** and FOI/EIR requests
- Increased ESC expectations of **public engagement from developers**
- Increased **pressure from Government to front load our work** into the pre-application stage in order to achieve good quality proposals

Pre-app and the NPPF

39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.



planning advisory service

Recent PAS pre-application research:

<https://www.local.gov.uk/pas/development-mgmt/pre-application-advice-and-planning-performance-agreements-ppas>

One specific matter in this questionnaire that will be relevant to Town and Parish Council, is **what information should the public have access to** in respect of Pre-application enquiries?

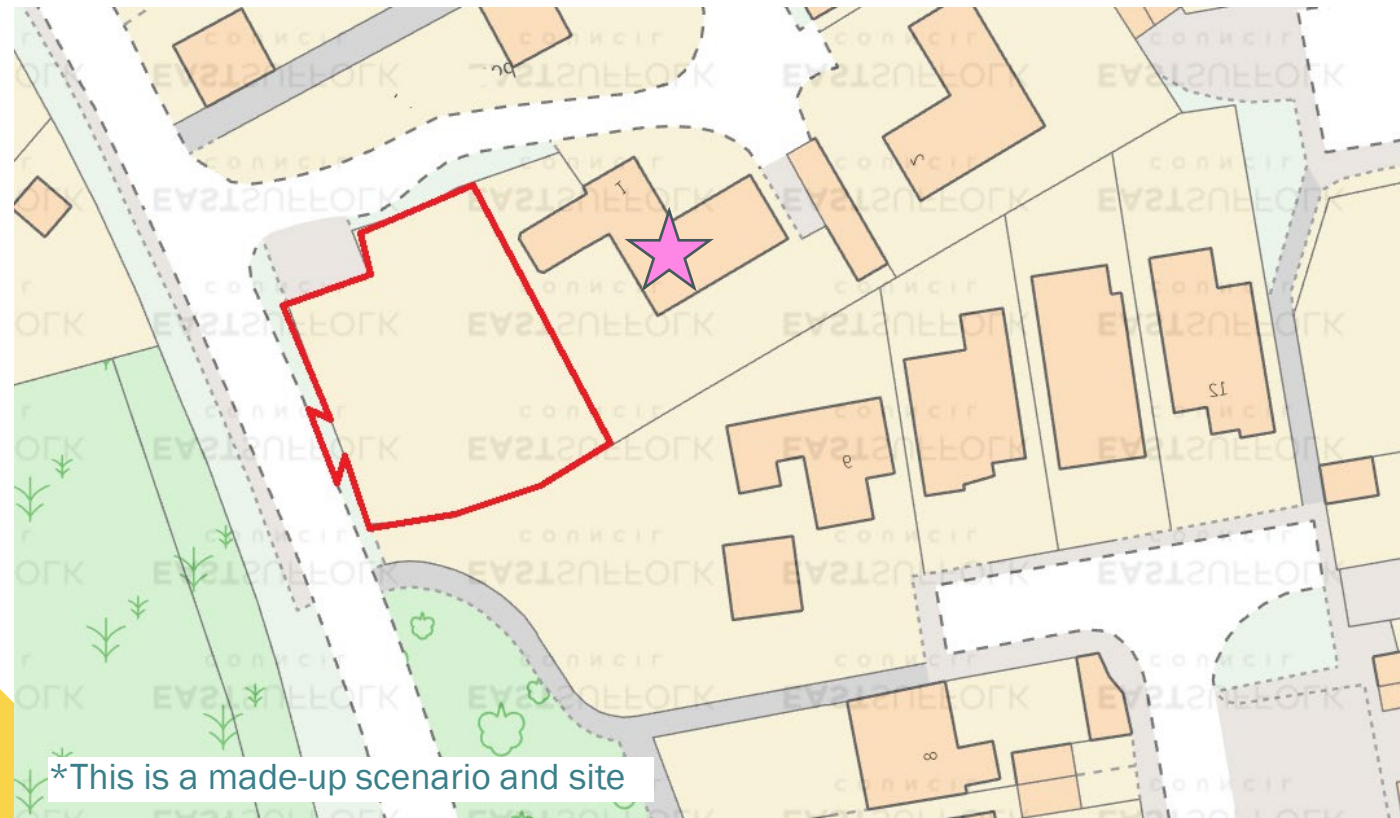


- Continue to keep it confidential – though subject to FOI/EIR
- Publish it all upon receipt?
- Publish it when we later receive a planning application?
- Publish only our advice when requested?

Mr and Mrs Jones want to sell their house to move into a retirement community, but an estate agent has said they might be able to get a house in the garden.

They would like to get advice from a Planning Officer first and they don't want to make a planning application if they don't have a chance of it being approved. They also don't want to sell the house and end up with a developer then gaining planning permission.

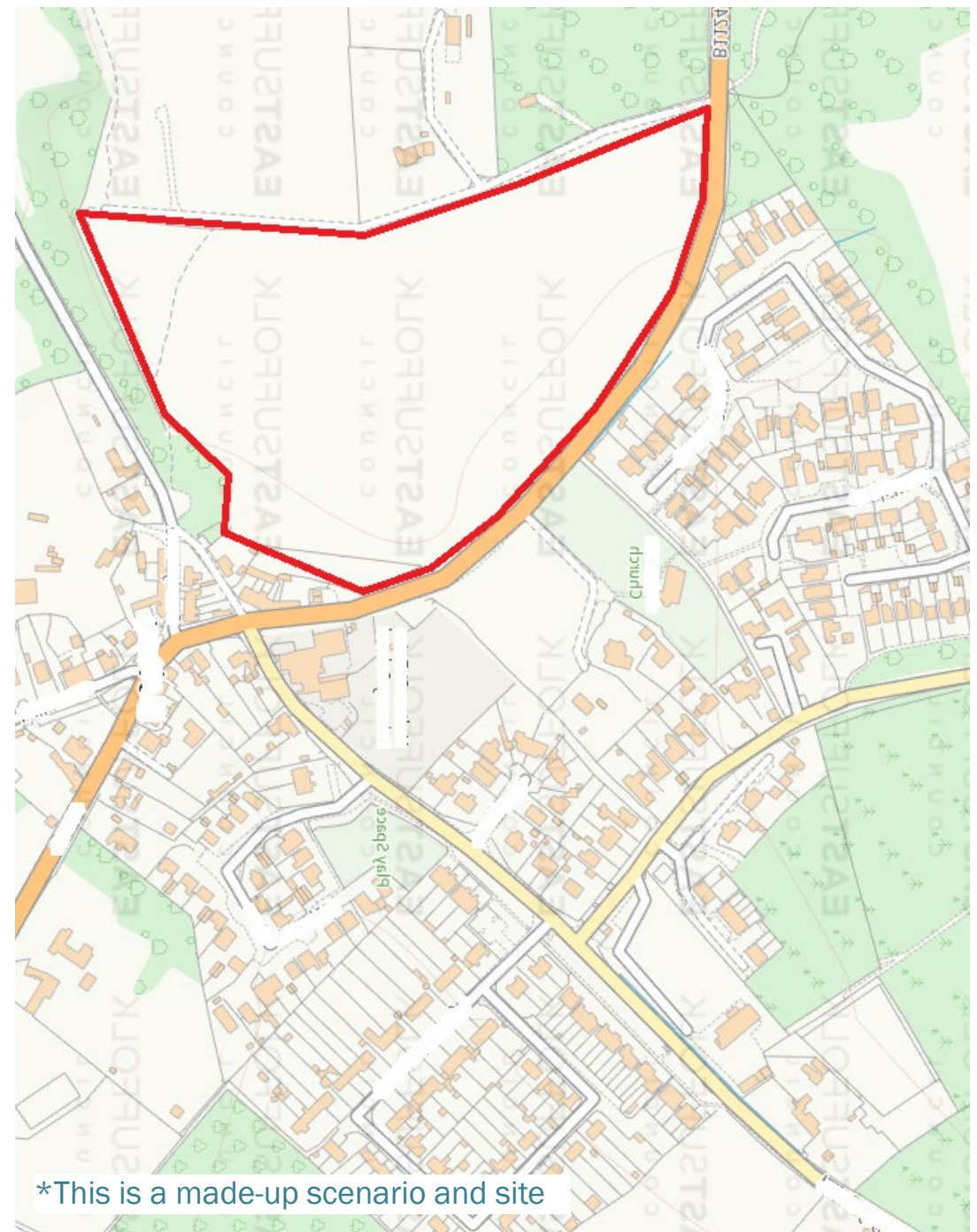
They are best friends with their neighbours and wouldn't want to upset them with a planning application unnecessarily.



A developer is interested in an area of land for sale on the edge of a village. They would like to understand if it has potential for development of 120 homes. It is not allocated and is in the Countryside (and officers would not support it).

They would like East Suffolk's policy position and to know what might be required of infrastructure, drainage, open space and biodiversity.

The land is for sale and they are not the only party interested in it, therefore they would like the advice to be confidential.



*This is a made-up scenario and site

Mr Smith is proposing a single storey rear extension.

He would like to know if it requires planning permission before he goes ahead.

If it does, he would like to know if it is likely to be approved.



*This is a made-up scenario and site

Best practice with Town/Parish consultation responses

Most are good

Increasingly we are seeing well informed and considered responses. There is good use of policy reference from some.

Some are very long, or need a summary

We always include them in full in our delegated, referral and Committee reports.

Ideally fits onto or has a summary to add to a PowerPoint slide for our referral panel presentation

Some are vague or unclear

We appreciate that sometimes they have been a balanced vote, and there may be caveats or accompanying points. See following examples.

Please try to attend Planning Committee

If you have raised comments or concerns, members do really want to hear from you and possibly ask questions.

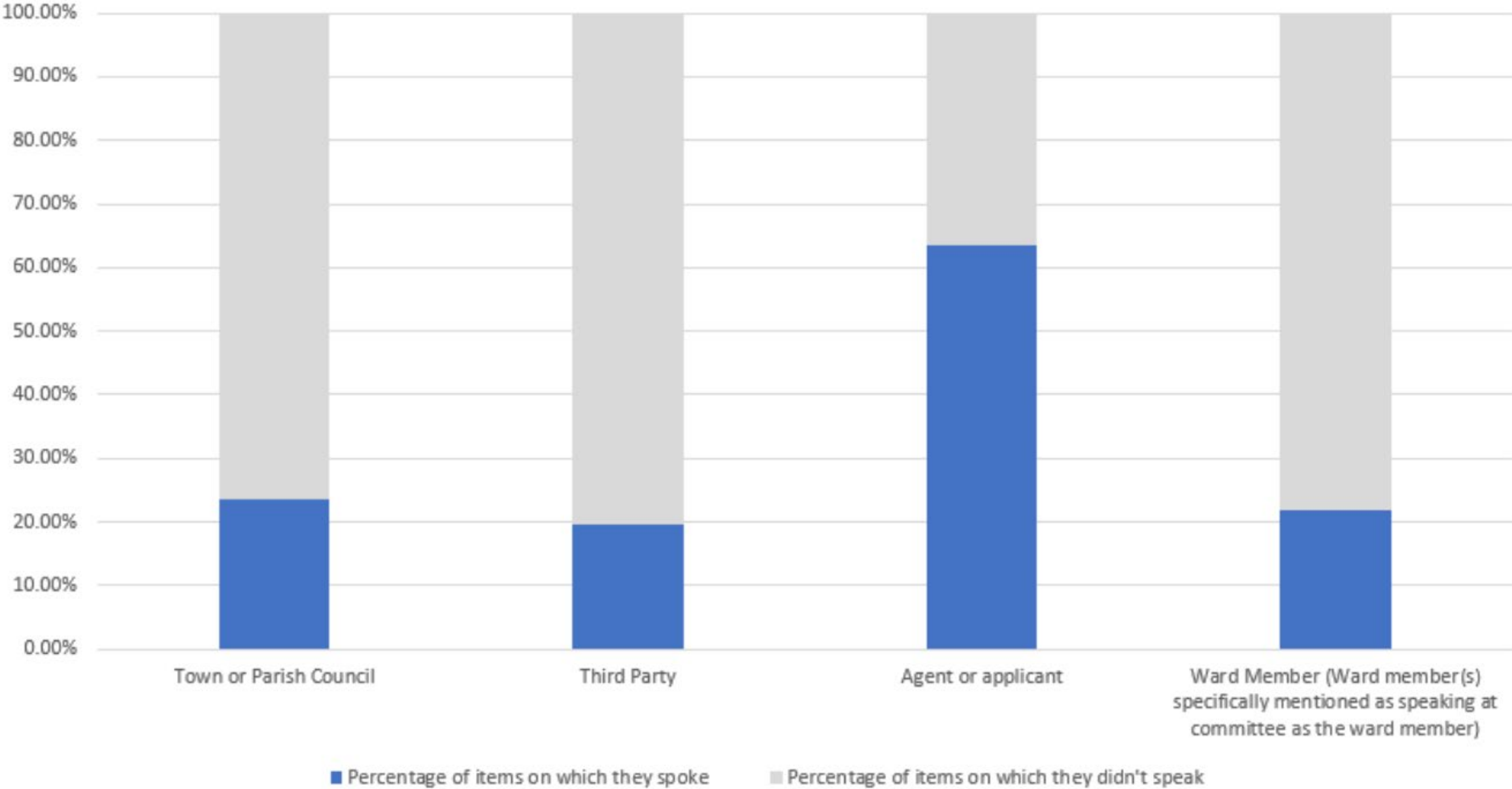
Engage with the Officer

They are happy to assist, can agree to extensions of time and advise on the date for final comments.

Officers may need to come back to you to clarify your position. We are unable to get back to you with answers to questions. If you need answers, please reach out to them directly.

Please let Principal Planners know if you aren't able to contact officers

Percentage of items on which a party spoke



Basic responses

No objection

Fine. Nice and easy. Most suitable for simple householder applications.

..... Parish Council supports this application

Ok but you should explain why you support the application. If we recommend refusal this would trigger Referral Panel consideration and the panel would not have an insight into why.

..... Parish Council objects to this application

Not acceptable, objections do need reasoning. As with the example above, it needs to be understood by the officer and referral panel. Objections really need to be addressed in the report and not much can be said about this, its just a position.

Keep to material planning considerations, they can be found here:

[Comment on a planning application » East Suffolk Council](#)

Keep it clear at the start so we can easily tell if you object or support.

If you want to remain neutral, please clearly say it, but take care with any accompanying text.

Reason for Referral

The application is presented to the referral panel as officers are minded to approve this application contrary to the Parish Council objection.

 Parish Council comments:

"With reference to the above application, Parish Council would like to object on the following material planning grounds:

1) Access - The Councillors consider the access to this proposed development to be in a dangerous location. The Location Plan shows the entrance/exit right on top of the junction of Lodge Road with Alderton Road. Large agricultural vehicles will be exiting this facility on top of a junction. In addition, this junction is notorious for being very sandy and a danger to motorcyclists; and vehicles exiting this facility will only bring more sand on to the road.

2) Street Scene - The location of the store/workshop is on a hill and it will therefore be very visible from the highway, spoiling the street scene, especially as Hollesley is totally within the Suffolk Coast and Heaths AONB."

Ward Member

No comments received

Statutory Consultees

SCC as Local Highway Authority – Recommend conditions

An example which caused confusion:

We support local families wishing to extend their homes and we therefore do not object in principle to the application, but we would like to see it better designed and more in keeping with its surroundings and neighbouring properties. The design could be more sympathetic and constructed in brick instead of render and therefore we would like ESC to secure amendments to the design and materials

It would be better to state.

Response: Object

We have considered the design of the proposal, and although we support local families extending their homes, we object to the application on design grounds. If the application was to be amended to be more in keeping with the surroundings and to a brick construction, we would be happy to reconsider this position.

Not good practice:

We have no objection to this application subject to there being no objections from neighbouring properties.

Town and Parish Council responses should be considered and independent of reliance on other representations which might follow. Why does the Parish/Town Council object if neighbours object?

If worried about the position of neighbours on the application, seek an extension of time and wait to see what neighbour representations are received, in order to inform the response.

New 'Planning Committee Member call-in process'

Will commence in early
2024 subject to Full
Council approval

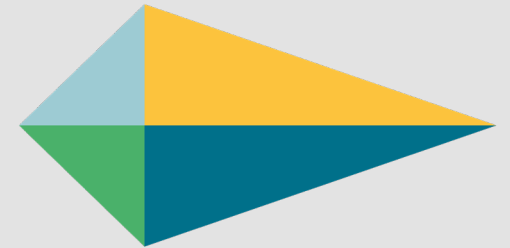
Guidance to be sent by
Friday 26th January

1. **Within the 21 day** consultation period if a contrary position to the officer recommendation is received from the **Town or Parish Council** **and** a request for Committee decision is received from a **Ward Member** then a Planning Committee member call-in process would be triggered. *In the event that only a Town/Parish Council response or Ward Member response is received then the existing Referral Panel process would proceed.*
2. With the Planning Committee member call-in process triggered the **case officer would send a notification to all relevant North or South Planning Committee members by email.** This would be carried out once the officer is able to understand whether a decision will be contrary to Town or Parish Council and Ward Member positions.
3. After the notification has been sent, **any member of the relevant North or South Planning Committee must respond within 5 working days if they wish to confirm that it should be considered by the Planning Committee.** All call-in request from a Planning Committee member must set out how they consider it meets the expectation that : **"The proposal would be 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"**.

Planning policy update and national update

Town and Parish Council forum

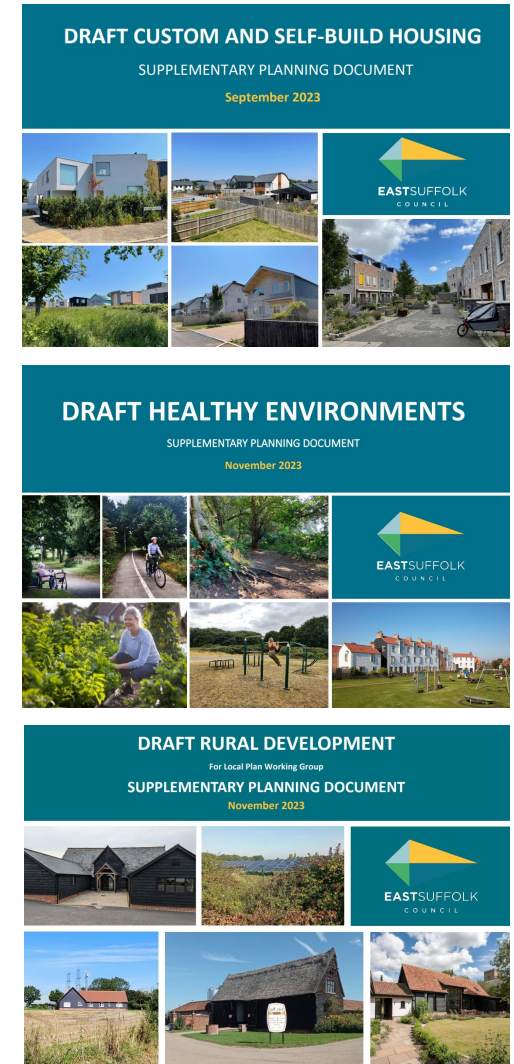
17th / 24th January 2024



EASTSUFFOLK
COUNCIL

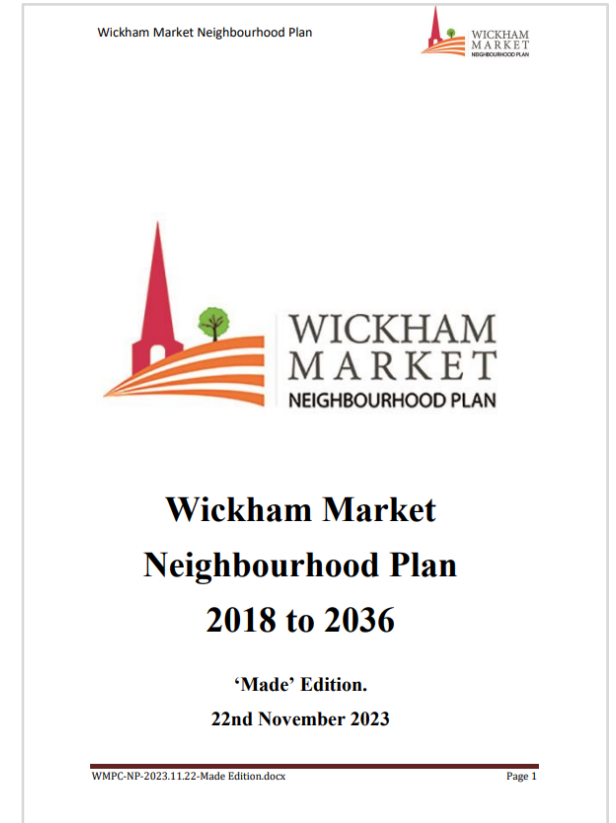
Supplementary Planning Documents

- Consultation on three draft Supplementary Planning Documents took place recently. Adoption anticipated in Spring 2024:
 - Self Build and Custom Build
 - Rural Development
 - Healthy Environments
- Initial consultation on a review of the SPD for the Kirkley Waterfront and Sustainable Urban Neighbourhood is expected to take place in Spring 2024



Neighbourhood Plans

- **Recently ‘Made’**
 - Wickham Market (November 2023)
- **Examiner's Report received**
 - Carlton Colville (January 2024)
- **Regulation 16 Consultation**
 - Easton (10 Nov to 19 Jan)
 - Playford (10 Nov to 19 Jan)
- **Regulation 14 Consultation**
 - Lowestoft (second round 30 Oct to 11 Dec)
 - Westerfield (25 Nov to 19 Jan)
- Town and Parish forum session on Neighbourhood Planning held in November 2023



Levelling Up and Regeneration Act

Followed publication of Planning White Paper in 2020

Levelling Up and Regeneration Bill published May 2022

Levelling Up and Regeneration Act – Royal Assent October 2023

Awaiting further secondary legislation and changes to national planning policy and guidance to implement the provisions of the Act

Key provisions:

- Reforms to process of plan-making;
- Introduction of National Development Management Policies;
- Neighbourhood Plans – including changes to ‘basic conditions’;
- Supplementary Plans (replacing Supplementary Planning Documents);
- Preparation of Design Codes;
- Environmental Outcomes Reports;
- Infrastructure Levy;
- Street Votes (proposals currently out to consultation);
- Neighbourhood Priorities Statements;
- Development Commencement Notices / Development Completion Notices.

Transitional measures proposed

National Planning Policy Framework

- First published March 2012, Revisions in 2018; 2019; 2021; September 2023
- Latest revisions published **December 2023**, following consultation undertaken between Dec 2022 and March 2023.
- NPPF accompanied by topic based online Planning Practice Guidance, updated periodically by topic (some not changed since first published in 2014, others amended more recently – further amends expected)
- Planning Policy for Travellers sites also updated in December 2023
- Consultation on further reviews under the LURA expected in due course



Department for Levelling Up,
Housing & Communities

National Planning Policy Framework

National Planning Policy Framework

Latest revisions to NPPF include (in summary):

- Local Plans provide a framework for meeting housing needs
- Emphasis on provision for community-led housing
- Housing land supply - no longer need to demonstrate a five year housing land supply if adopted plan is less than five years old, and identified a five year supply at the time the Examination concluded
- Neighbourhood Plans – Where presumption in favour of sustainable development would otherwise apply for housing proposals, policy extended to areas with Neighbourhood Plans that became part of the development plan five years or less before the date the decision is made (amended from two years); and the Neighbourhood Plan contains policies and allocations to meet its identified housing requirement
- Design – reference to creating ‘beautiful’ places and buildings
- Climate change – significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings

Authority Monitoring Report – 'regulatory' document

East Suffolk Authority Monitoring Report 2022/23

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 January 2024



- Progress on the Local Plan against the timetable in the Local Development Scheme
- Neighbourhood Plans 'made'
- Duty to co-operate
- Details of any policies not being implemented
- Net additional dwellings (and affordable) in monitoring year and total housing delivered against requirement

Authority Monitoring Report – Planning Delivery Dashboard



Planning delivery dashboard

Find out where new homes have been built, uses in town centres, progress on sites allocated for development in Local Plans and much more.

This page provides data for the monitoring year 2022/23, time series data and interactive mapping to support the [Authority Monitoring Report](#). This looks at how the [Local Plans](#) are performing.



1 New homes



2 Retail and town centres



3 Progress on site allocations



4 Design



5 Natural and historic environment



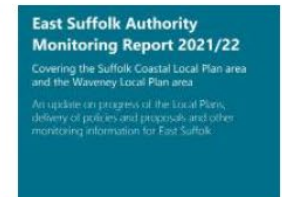
6 Climate change



7 Employment



8 Open Data

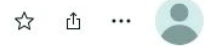


9 Authority Monitoring Report 2022-23 (coming soon)

New homes completed



New homes



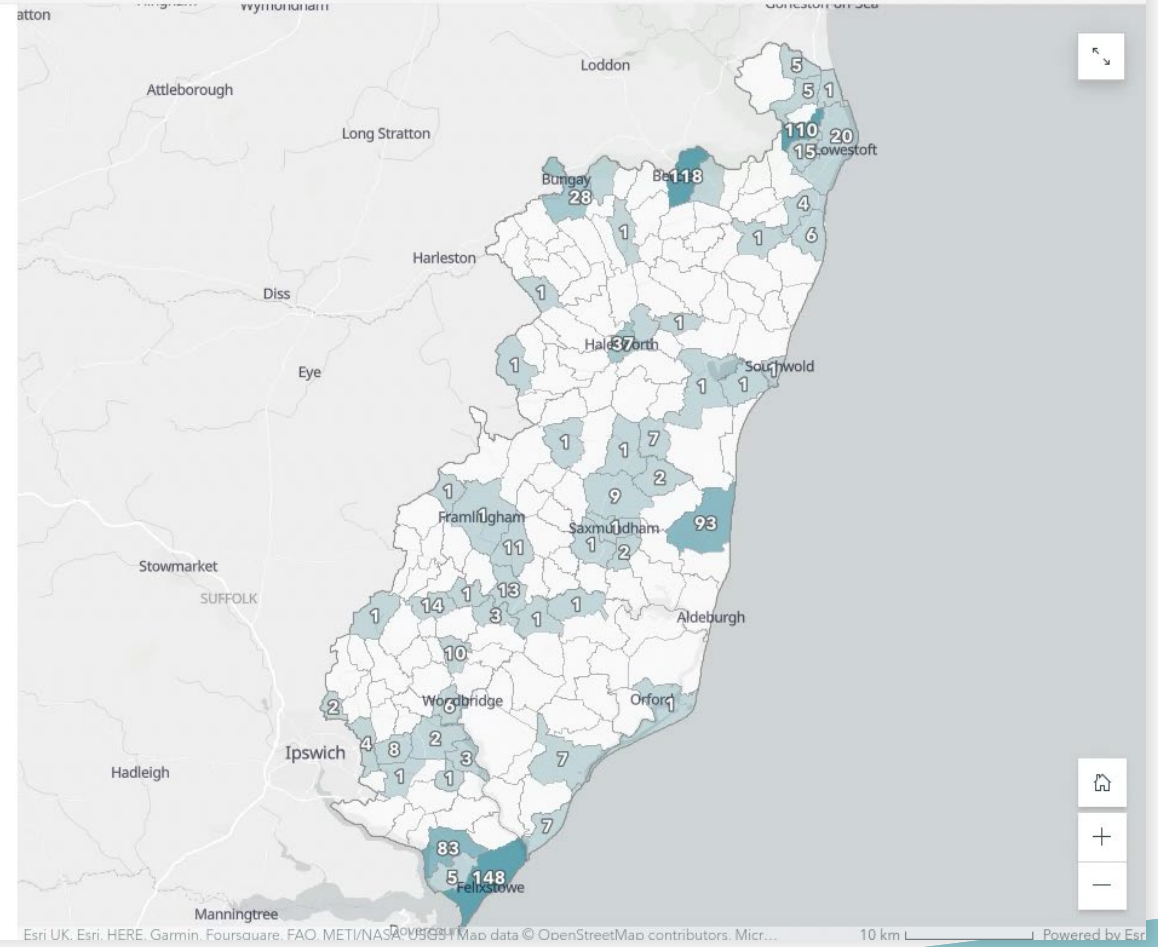
New homes built Affordable homes Future development

Where have new homes been built in the past year?

- **812** new homes were completed in East Suffolk between **1st April 2022** and **31st March 2023**.
- There were **452** in the former Suffolk Coastal area and **360** in the former Waveney area.

This map shows where new homes were built between 1st April 2022 and 31st March 2023. A darker shade indicates a higher number of net completions. Move around the map and click on a Parish, or **zoom in to see more detail**.

[Download housing data](#)



New homes in pipeline

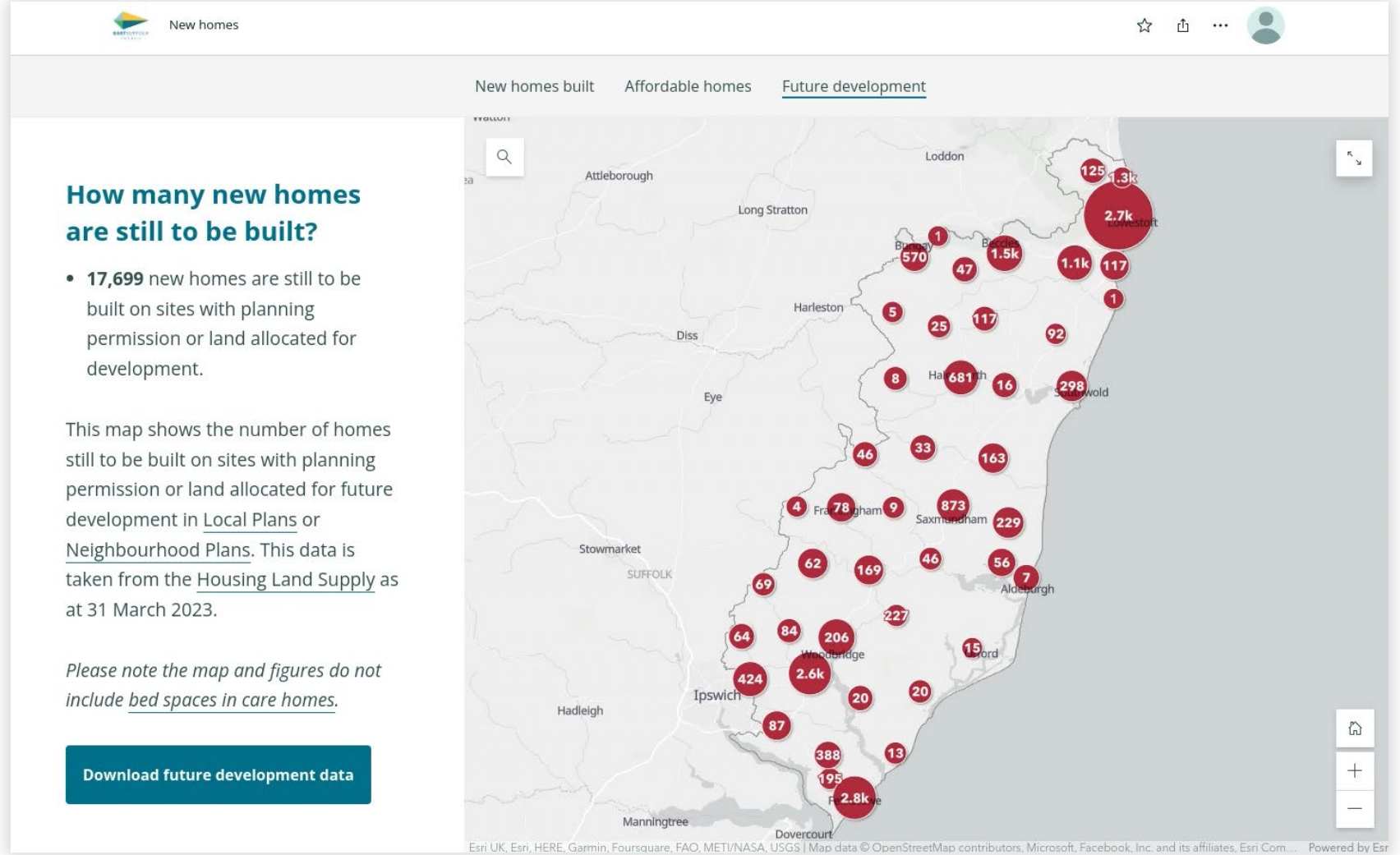
How many new homes are still to be built?

- **17,699** new homes are still to be built on sites with planning permission or land allocated for development.

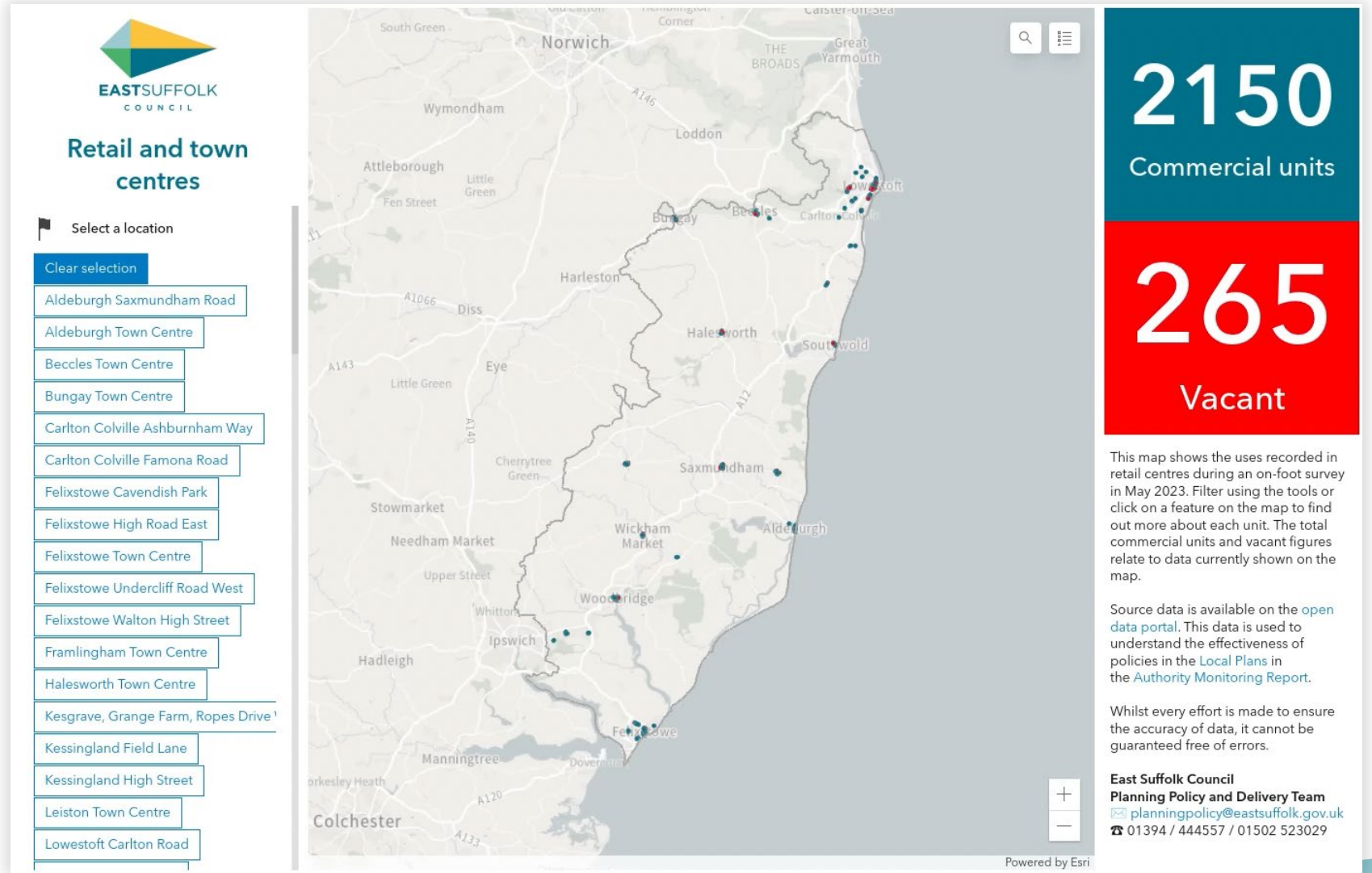
This map shows the number of homes still to be built on sites with planning permission or land allocated for future development in [Local Plans](#) or [Neighbourhood Plans](#). This data is taken from the [Housing Land Supply](#) as at 31 March 2023.

Please note the map and figures do not include [bed spaces in care homes](#).

[Download future development data](#)



Retail and town centre survey



Employment development – site allocations

Employment

New employment development Existing employment areas Future employment development

Where have sites been allocated for future employment development?

This map shows the location of sites allocated for employment development and mixed use sites with some employment development in the [Local Plans](#) and [Neighbourhood Plans](#).

Details on the progress of each site can be found on the [site allocations dashboard](#).

Zoom into the map for more detail or select from the list below. Click on a site on the map for more information.

[+ Beccles area](#)

- [+ 1. Garden Neighbourhood](#)
- [+ 2. South of Benacre Road](#)

Future Employment Development Point

- Employment allocation
- Mixed use allocation including some employment development

10 km Powered by Esri

Progress on Site Allocations dashboard

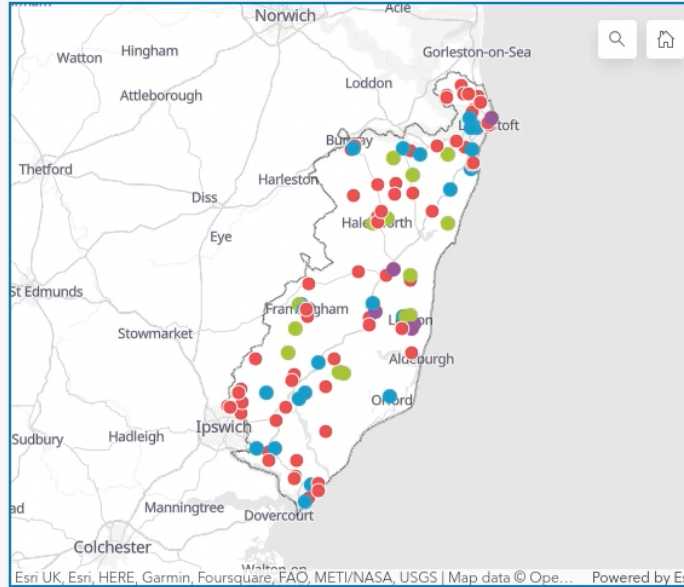


Progress on Local Plan & Neighbourhood Plan site allocations

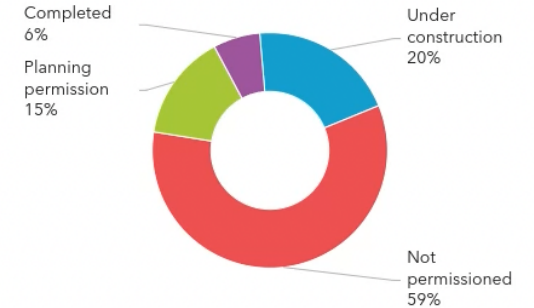
This dashboard shows the progress of sites allocated for development in the Suffolk Coastal Local Plan, the Waveney Local Plan and Neighbourhood Plans as at 31 March 2023.

Whilst every effort is made to ensure the accuracy of data, it cannot be guaranteed free of errors.

East Suffolk Council
Planning Policy and Delivery Team
planningpolicy@eastsoffolk.gov.uk



Click on a slice to turn on / off sites on the map. The pie chart and lists will dynamically change based on what is shown on the map. Press the home button on the map to show the whole of East Suffolk.



Completed	Under construction	Planning permission	Not permitted
<ul style="list-style-type: none"> Aldringham Cum Thorpe - Land to the East of Aldeburgh Road (SCLP12.42) Bredfield - Land to the east of Woodbridge Road (BDP14 Site 459) Darsham - Land north of The Street (SCLP12.48) Framlingham - The Green Shed, Fore Street (FRAM23) Leiston - Land at Red House Lane (SA2) Lowestoft - East of England Park (WLP2.5) Saxmundham - Land north-east of Street Farm (SCLP12.30) 	<ul style="list-style-type: none"> Beccles - Land west of London Road (WLP3.2) Bucklesham - Land to the South East of Levington Lane (SCLP12.44) Bungay - Land west of St Johns Road (WLP5.2) Ellough - Land South of Benacre Road at Ellough Airfield (WLP3.3) Felixstowe - Land at Sea Road (SCLP12.6) Felixstowe / Trimley St Mary - North Felixstowe Garden Neighbourhood (SCLP12.3) Framlingham - Land off Saxtead Road (opposite Thomas Mills High School) (FRAM19) Framlingham - Land off Vyces Road/Brook Lane (FRAM22) 	<ul style="list-style-type: none"> Charsfield - Land behind 15 St Peters Close (SCLP12.46) Framlingham - Land west of New Street (FRAM20) Framlingham - Station Terrace (FRAM26) Halesworth - Land adjacent to Chediston Street (WLP4.2) Halesworth / Holton - Halesworth/Holton Healthy Neighbourhood (WLP4.1) Holton - Land west of Lodge Road (WLP4.4) Kettleburgh - Land North of the Street (SCLP12.53) Leiston - Land at Abbey Road (SA4) Leiston - Land to the rear of St Margaret's 	<ul style="list-style-type: none"> Aldeburgh - Land rear of Rose Hill, Saxmundham Road (SCLP12.27) Barnby - Land between The Street and A146 (WLP7.2) Beccles / Worlingham / Weston - Beccles and Worlingham Garden Neighbourhood (WLP3.1) Benhall - Land south of Forge Close between Main Road and Ayden (SCLP12.43) Blundeston - Land north of Pickwick Drive (WLP7.4) Blundeston - Land south of Lound Road (WLP7.3) Brampton - Land at Toodley Farm, Station Road (WLP7.10) Brampton - Land South of Southwold Road

Open Data

The screenshot shows the top section of the website. At the top left is the East Suffolk Council logo and the text "East Suffolk Council Open Data". To the right are navigation links for "Housing", "Economy", "Transport", "Local Plan", and "More". Further right are social media icons for Instagram, Twitter, and Facebook. The main banner features a scenic photograph of a coastal town with a lighthouse and a beach. Overlaid on the banner is the title "East Suffolk Open Data" and the subtitle "Search, discover and use Planning Policy data". Below the subtitle is a search bar with a magnifying glass icon. At the bottom of the banner, a teal bar contains the text: "Explore and download East Suffolk Planning Policy data. Use the search bar above or select a data category below."

Data Categories



All Data



Housing



Economy



Transport



Local Plan



Neighbourhood
Planning

Explore Maps and Apps



Planning delivery
dashboard

Find out where new homes have



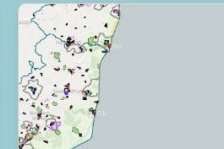
Neighbourhood Plans

Designated Neighbourhood



Brownfield Land Register

Previously developed land



Local and
Neighbourhood Plan...

Map-based planning policies

Open Data

- Contains data primarily relating to the preparation of the Authority Monitoring Report
- Data shown on the Planning Delivery Dashboard is available to search for and download as spreadsheets, maps and other formats
- Includes housing commitments and completions, affordable housing, house types, retail surveys, employment completions and much more

- <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/open-data/>

The image shows two screenshots of the East Suffolk Council Open Data website. The top screenshot displays a search results page for 'Future Housing Development as at 31 March 2023'. The page includes a search bar, navigation tabs (All, Data, Documents, Apps & Maps), and a filter sidebar. The main content area shows two data items: 'Future Housing Development as at 31 March 2023' and 'Housing Completions - Affordable Homes last 5 years by Parish'. The bottom screenshot shows a map view of 'Housing Completions - Affordable Homes 2022/23'. The map displays 13 records across various parishes, with a data table overlay showing details for 'Oulton Broad'.

Future Housing Development as at 31 March 2023
caroline.clamp@eastsuffolk.gov.uk
Delivery details for new homes with planning permission or allocated for future housing development in Local Plans or Neighbourhood Plans.
Type: Feature Layer
Last Updated: 3 January 2024
Rows: 820
Tags: Housing, Open Data

Housing Completions - Affordable Homes last 5 years by Parish
caroline.clamp@eastsuffolk.gov.uk
The number of affordable homes that have been completed by parish over the last 5 years.
Type: Table
Last Updated: 2 January 2024
Rows: 177
Tags: Housing, Open Data

Housing Completions - Affordable Homes 2022/23
Records: 13
Affordable home types completed in East Suffolk between 1st April 2022 to 31st March 2023.
View Full Details
Download

Details
Dataset: Feature Layer
22 December 2023: Info Updated
22 December 2023: Data Updated
22 December 2023: Published Date
Records: 13
View data table
Public: Anyone can see this content

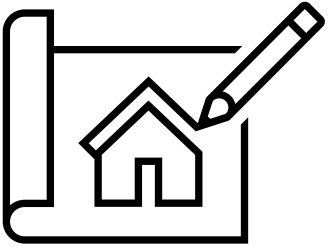
Parish	Oulton Broad
Former_District	Waveney
Reference	DC17/0633/FUL
Address	Land off Mondson Avenue Lowestoft NR32 3EQ
Social_Rent	0
Affordable_Rent	0
Shared_Equity	5
Shared_Ownership	0
First_Homes_	0



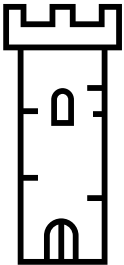
Specialist Services

Towns & Parishes Forum

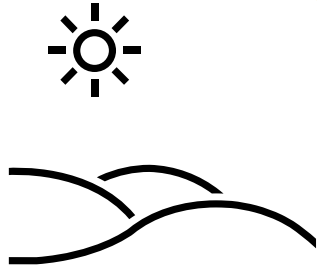
Built, Natural and Historic Environment



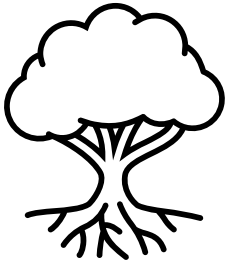
Design



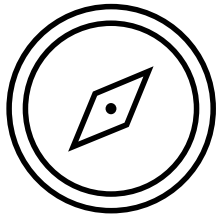
Heritage



Landscape



Arboriculture



Rights of Way



Ecology

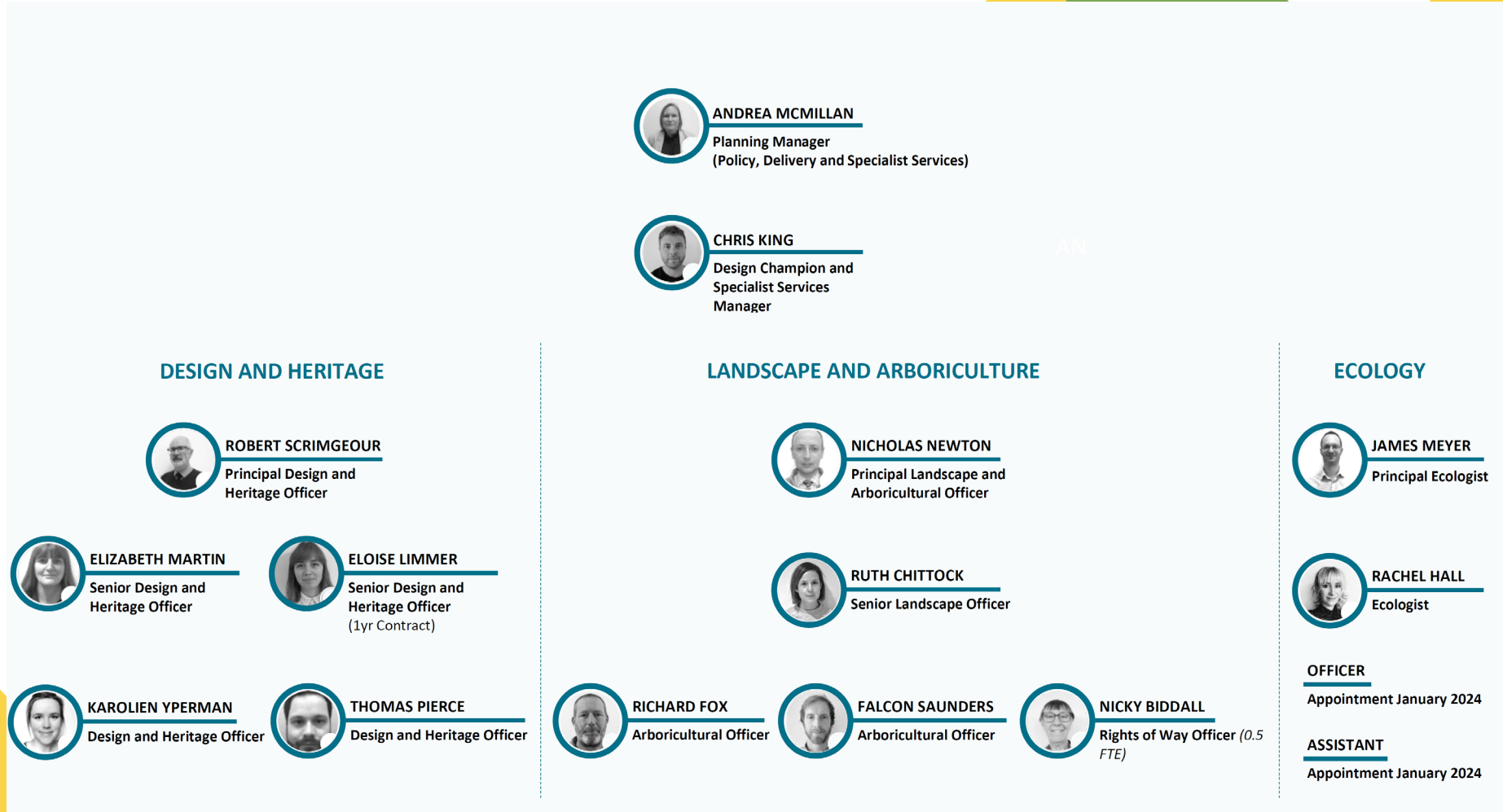
Team

3 teams split over 6 disciplines...

1. **Design and Heritage**
2. **Landscape, Arboriculture and Rights of Way**
3. **Ecology**

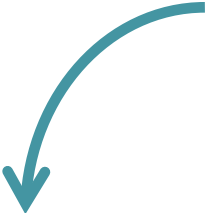


Team Chart...



Planning Service

PLANNING SERVICE

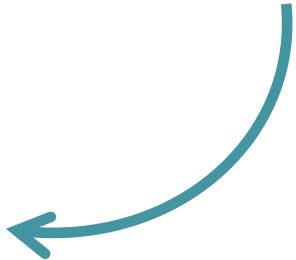


DEVELOPMENT MANAGEMENT / ENERGY

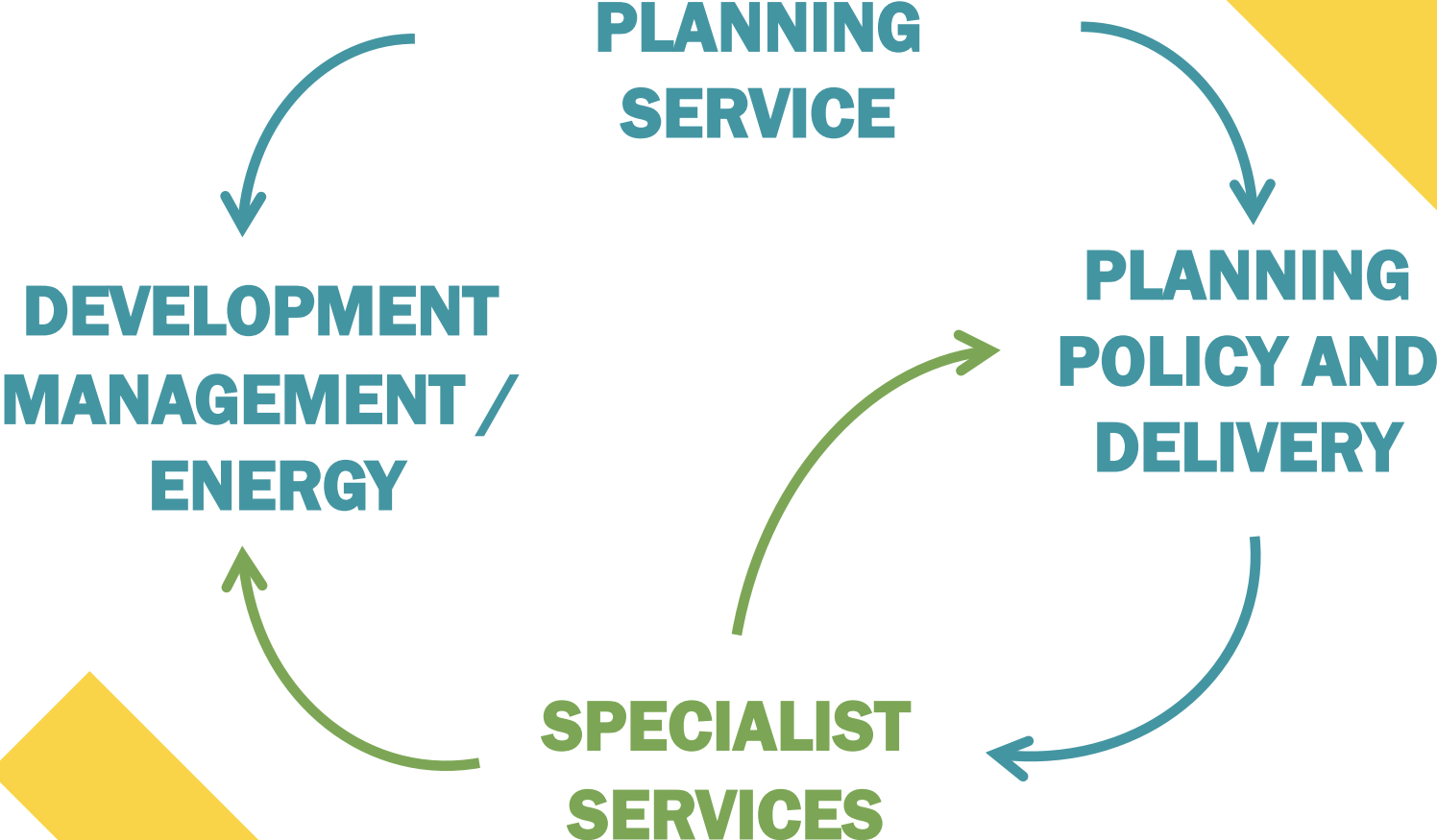
PLANNING POLICY AND DELIVERY



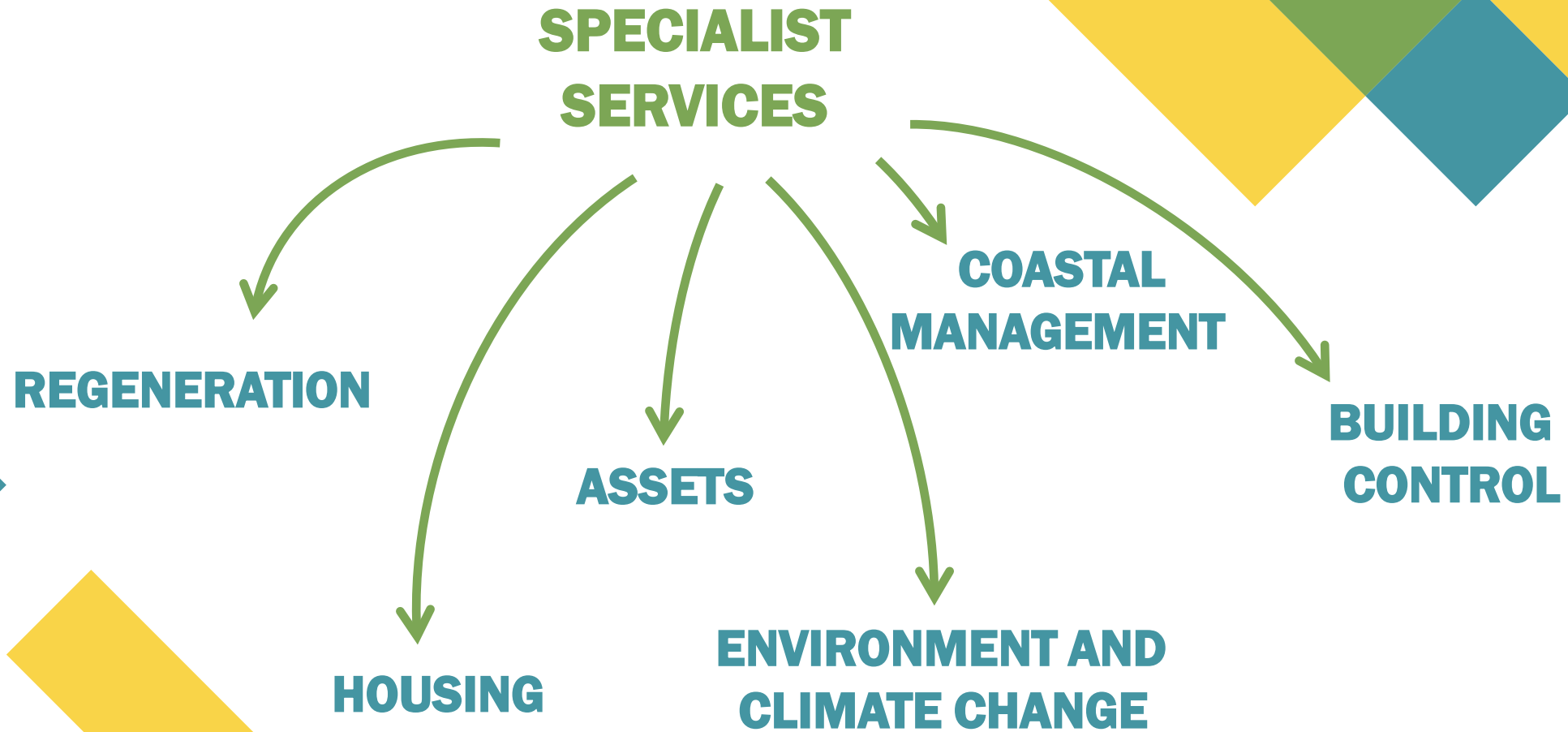
SPECIALIST SERVICES



Planning Service



Wider Council



Updates

1. Rik Fox – Arboricultural Officer - Welcome
2. Ecology team growth – 2 new officers, Assistant and Officer levels
3. Heritage Officer role
4. RAMs Manager role
5. Conservation > Heritage
6. Public Rights of Way Officer > Public Path Orders Officer
7. Specialist Service Programme – 2024 / 2028



Design and Heritage

DM Consultee

Enforcement

Article 4
Direction

Conservation
Area
Appraisals

Nominating
buildings for
listing

Local List
Historic Parks
and Gardens

Heritage
Action Zones

Historic
Building Grant
Scheme

Neighbourhood
Planning

Supplementary
Planning
Documents

Buildings at
Risk

Nationally
Significant
Infrastructure
Projects

Masterplanning

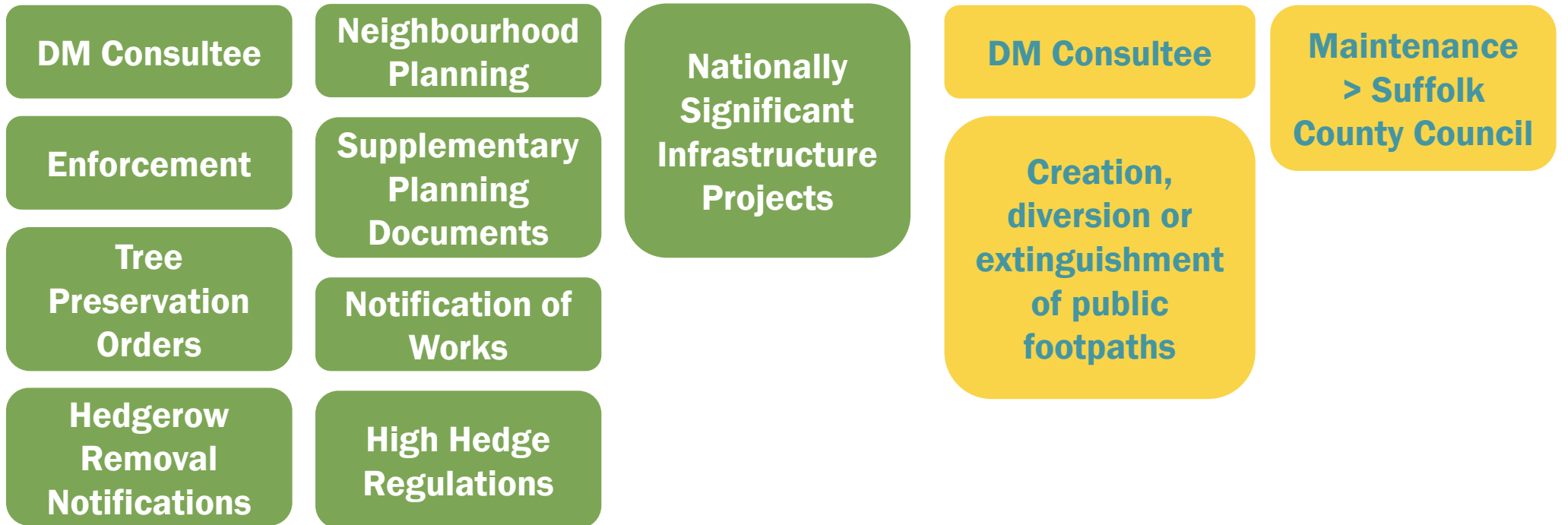
Design Codes

Exception
Houses

New Dwellings

Technical
Advice

Landscape, Arboriculture and RoW



Ecology

DM Consultee

**Biodiversity
Net Gain
(Jan 2024)**

Enforcement

**Habitats
Regulations
Assessments**

**Supplementary
Planning
Documents**

**Environmental
Impact
Assessment
Screening and
Scoping**

**Neighbourhood
Planning**

**Nationally
Significant
Infrastructure
Projects**

**Suffolk Coast
RAMS'**

Biodiversity Net Gain

What is Biodiversity Net Gain (BNG)?

Requirement under the Environment Act (2021)

Quantified minimum 10% increase over site baseline value

- Major developments – 12th February 2024
- Minor developments – 2nd April 2024
- NSIPs - 2025

What applications does it cover?

Major Applications

- Residential development where the number of dwellings is 10 or more, or if the number of dwellings is unknown the site area is 0.5 hectares or more.
- Commercial development where floor space created is 1,000 square metres or more, if this is unknown the total site area is 1 hectare or more.

Minor Applications

- Residential development where the number of dwellings is between 1 and 9, or if this is unknown, the site area is less than 0.5 hectares.
- Commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare.

What applications doesn't it cover?

- Householder applications
- Developments below the threshold
 - 25 square metres (5m by 5m) of habitat
 - 5 metres of linear habitats such as hedgerows
- Variations where the original permission pre-dates BNG
- Minor self-build and custom build applications
- Biodiversity Gain Sites
- High speed rail and urgent Crown developments

How will it be measured, secured and delivered?

Statutory Metric or Small Sites Metric

Standard pre-commencement condition

New or enhanced habitats can be:

- Onsite – must be Strategic
- Offsite – Biodiversity Gain Sites
- Statutory Credits – bought from Government

What BNG isn't!

- Impacts on designated nature conservation sites
- Impacts on protected or Priority species
- Indirect impacts on Priority habitats or Irreplaceable habitats
- Integrated enhancements for species

All of these still need to be considered when determining a planning application





Any questions to:

ecology@eastsoffolk.gov.uk

<https://www.eastsoffolk.gov.uk/planning/design-heritage-ecology-trees-landscape-and-rights-of-way/ecology/>

Quality of Place Awards

Suggestions welcome for the
2024 Awards

- Design
- Building Conservation
- Nature
- Landscape
- Community
- Green Commendation



Quality of Place Awards

**Suggestions welcome for the
2024 Awards**



Design award Winner

Castle Community Rooms, Framlingham
James Gorst Architects

The new community hall occupies a prominent and sensitive site between the Parish Church and Framlingham Castle on land that was once part of the Rectory grounds.

Judges were impressed by how the building sits in its setting, as its architectural design succeeds in being calm and unassertive whilst at the same time being distinctively contemporary and of its time. Internally the multi-function brief has been well thought through and catered for, with a sprung floor and cinema facilities included. The value of the new building is immediately clear from its fully booked calendar, showing that the project has more than succeeded in its aims. It stood out to the judges immediately who were delighted to be able to hold the Awards Ceremony in this beautiful building.

Quality of Place Awards

**Suggestions welcome for the
2024 Awards**



Building conservation award Winner

The Old Post Office, Lowestoft

Chaplin Farrant, Kings & Dunne, RG Carter, Aldis & May

The Old Post Office is a key local landmark in the High Street, and will be an important part of boosting the regeneration of the town centre.

The building was acquired by East Suffolk Council in 2018 as part of the London Road Heritage Action Zone. This first phase of the project focussed on the high-quality conservation and repair of the exterior of the building, which included stone repairs, roof repairs, masonry cleaning, window refurbishments and more. At the same time, historical research and engagement with the local community revealed more about the significance of the building, in preparation for the next phase of the project, which will see it opening as an art studio and community space.

The judges were impressed with the scope of the work and the level of detail behind every decision. The restoration of the Old Post Office will ensure that new life is given to an important historic landmark, enhancing its heritage significance and its

Quality of Place Awards

Suggestions welcome for the
2024 Awards



Community award Winner

**Little Bealings Church Community Hub, All Saints Church,
Little Bealings**

Mullins Dowse Architects

This project is the culmination of years of work to turn the underused space of the Church into a warm and welcoming multi-functional space.

Starting by making repairs and improvements to the interior of the Church, and ending with the creation of a kitchen, the Church is now able to be used year-round for a variety of activities, bringing members of the local community of all ages together.

A very dedicated group of volunteers opens the Café and keeps the activities organised. The care and passion of those involved in the project was clearly visible to the judges, and it is therefore a deserved winner in the community category.



Thank you

Design and Heritage – heritage@eastsoffolk.gov.uk

Landscape and Arboriculture - treesandlandscape@eastsoffolk.gov.uk

Public Path Orders - publicpathorders@eastsoffolk.gov.uk

Ecology – ecology@eastsoffolk.gov.uk

Service Manager – chris.king@eastsoffolk.gov.uk

[Design, Heritage, Ecology, Trees, Landscape and Rights of Way » East Suffolk Council](#)